LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A38291NEB26 Price: 265 000 EUR

agency fees to be paid by the seller

# Charming Stone Village House with Rooftop Terrace and Panoramic Views – Heart of Provence in charming village















## INFORMATION

| | |
|---|---|
| Town: | Mirabel-aux-Baronnies |
| Department: | Drôme |
| Bed: | 2 |
| Bath: | 2 |
| Floor: | 103 m2 |
| Plot Size: | 0 m2 |

## IN BRIEF

Set in the historic center of Mirabel-aux-Baronnies, this delightful stone house is full of authentic Provençal character. With three levels, two separate entrances, and a beautiful rooftop terrace, it's an ideal second home for couples or active retirees looking to soak up the sun and slow pace of village life. All local amenities are just steps away, in a vibrant and welcoming community nestled between Nyons and Vaison-la-Romaine.

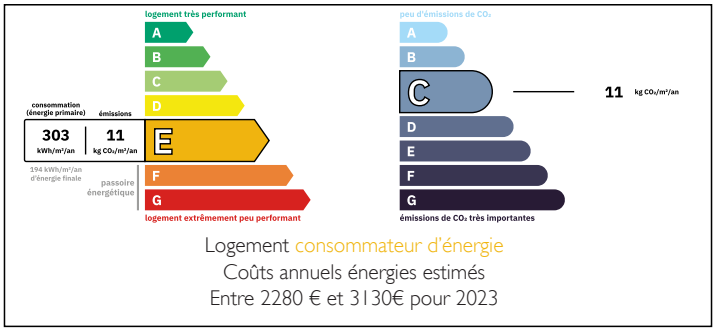
The layout of this home is both unique and full of charm — a true reflection of village life in Provence.

Ground floor: Two cozy rooms and a shower room, perfect for guests or family.

First floor: A bright and welcoming living/dining area, a separate kitchen, and a second shower room.

Top floor: A flexible space that can serve as a bedroom or office, leading directly to the star feature...

## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2280 € et 3130€ pour 2023

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **858 EUR** |
| **Taxe habitation:** | **812 EUR** |

## NOTES

## DESCRIPTION

Welcome to Mirabel-aux-Baronnies, a picturesque Provençal village in the Drôme Provençale, just 10 minutes from Nyons and 20 minutes from Vaison-la-Romaine. Here, time seems to stand still. In a peaceful corner of the historic center, this authentic stone house invites you to enjoy the charm and warmth of southern France, whether as a holiday retreat or a full-time residence.

The property also benefits from a small green space in front of the house. While this land officially belongs to the municipality, it is lovingly maintained by the homeowners as a charming garden corner — ideal for adding a splash of greenery to your Provençal escape.

About the Village and Region
Mirabel-aux-Baronnies is a lively yet peaceful village offering all essential amenities within walking distance: bakery, supermarket, cafés, restaurants, pharmacy, weekly market, and a municipal swimming pool. The village is vibrant year-round and sits in an ideal location between the renowned towns of Nyons and Vaison-la-Romaine, both known for their history, markets, and cultural events.

The surrounding region is a paradise for nature lovers, foodies, and wine enthusiasts — with lavender fields, olive groves, vineyards, hiking and cycling trails, and picturesque villages all around. The Mont Ventoux and Dentelles de Montmirail are nearby for more adventurous days out.

At a Glance:
- Authentic stone village house full of character
- Three levels, 3 bedrooms, 2 shower rooms
- Stunning rooftop terrace with panoramic views
- Two separate entrances
- Located in the heart of a...