LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38461NEB26 Price: 584 000 EUR

agency fees to be paid by the seller

Charming Stone Farmhouse - 16 Ha. of Land – 2 Homes to Unite – Peaceful Setting for authentic French Lifestyle

EXCLUSIVE







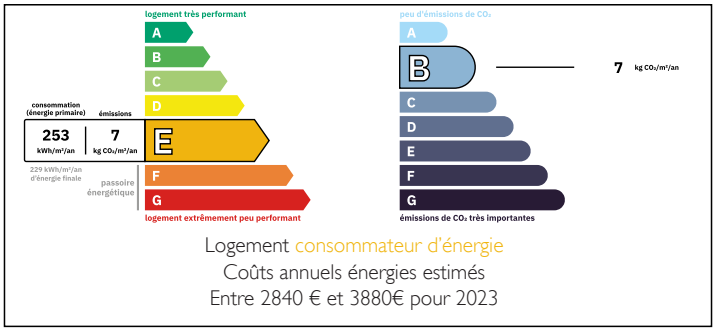








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2840 € et 3880€ pour 2023

INFORMATION

Town:	Vesc
Department:	Drôme
Bed:	6
Bath:	2
Floor:	214 m2
Plot Size:	160000 m2

IN BRIEF

Tucked away in a tranquil valley of the Drôme Provençale, this former stone farmhouse offers rare charm, plenty of space, and a magnificent natural setting on 16 hectares of land. Located in Vesc, between the Vercors and Mont Ventoux, this is the perfect opportunity for those seeking calm, beauty, and inspiration in southern France.
A Character Property with Potential and Soul .

Dating back to the early 1900s, this stone-built farmhouse has been divided into two separate dwellings spread over three levels, with the option to easily connect them into one large home.
- offering multiple possibilities: large family, intergenerational home, tourist home or shared residence.
- bassin to refresh
- not overlooked
- stone outbuildings for conversion to suit your plans: workshop, garage, yoga room, gîte, storage,

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**1047 EUR**
Taxe habitation:	**1598 EUR**

NOTES

DESCRIPTION

This is a property with enormous potential for someone ready to give it love and vision — a perfect blend of rustic beauty and creative freedom.
Surrounded by Nature – With Absolute Peace and Privacy
The farmhouse sits on an impressive 16-hectare plot, a mix of fields and woodland, offering complete privacy with no immediate neighbors and access limited to local residents.
Ideal for those seeking serenity, self-sufficiency, or a lifestyle change in a preserved environment. Whether you dream of gardening, keeping animals, or simply enjoying space and silence, this land offers it all.

Live the Provençal Life in Vesc
Vesc is a charming, peaceful village located between Dieulefit and Nyons, nestled in a preserved natural area with stunning views and a sunny Mediterranean climate.
The region is known for its organic markets, lavender fields, walking trails, cultural life, and slow living.
Just a short drive from Montélimar, Grignan, and the Rhône Valley, it offers the best of Provence without the crowds.

This is a perfect location for:
- A primary or secondary residence
- Eco-tourism or wellness retreat projects
- Nature lovers, creatives, and remote workers looking to reconnect with a slower pace of life

Key Features:
- Approx. 200 m² of living space (currently two dwellings, easy to join)
- 16 hectares of private land (meadows, forest, nature all around)
- The houses are self-contained with a living room, kitchen, bedrooms and bathroom.
- Heating: Electric + 2 wood stoves
- A few...