LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A38665DMG26 Price: 749 000 EUR

agency fees to be paid by the seller

Drôme Provençale, character villa in a peaceful location, panoramic views, privileged environment















INFORMATION

Town:	Aubres
Department:	Drôme
Bed:	3
Bath:	2
Floor:	202 m2
Plot Size:	1965 m2

IN BRIEF

Located on the heights of a typical provençal village, just a few minutes from NYONS, this beautiful villa offers an exceptional living environment.

It is set on 1965 m² of landscaped grounds with trees and an olive grove.

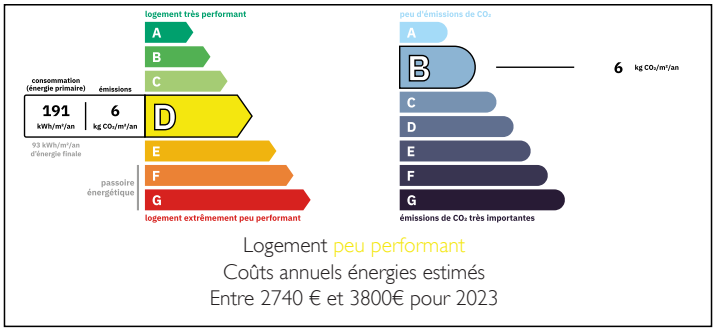
Carefully maintained, this 2008 construction with impeccable finishes offers 202 m² of living space spread over two levels. All the rooms on the first level open onto a magnificent south-west facing terrace.

Optimal thermal comfort thanks to an efficient heating system.

The house is ideal for a family looking for space and tranquillity, or for a multi-generational or rental project, thanks to the possibility of having two independent dwellings.

A perfect choice for lovers of spacious rooms, light and nature.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2740 € et 3800€ 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:	**1930 EUR**

NOTES

DESCRIPTION

This villa stands out for the quality of its finishes and carefully selected materials (galandage openings, two beautifully fitted kitchens, top-of-the-range equipment).
The interior architecture is unusual, with sloping walls lending each room authentic charm and unique character.

Reversible heat pump integrated into the ceilings, electric underfloor heating on the main level and reversible air conditioning on the lower level.
Please note: without the electric underfloor heating, the property would be classified as 'C' on the EPC instead of 'D'.

Upper ground floor: The living room, kitchen and bedroom open onto the terrace.
Hallway + WC: 3.80 m2
Living/dining room: 41 m2
Fitted kitchen: 13.40 m2
Master suite:
Bedroom: 22.60 m2
Shower room with WC: 10.50 m2
Dressing room: 8.45 m2
Terrace: 50 m2

Garden level:
Living room - dining room - lounge (or bedroom): 43 m2
Fitted kitchen: 5 m2
Bedroom: 17.50 m²
Bedroom: 22.30 m²
Shower room: 4.70 m²
Toilet: 1.50 m²
Hallway: 8 m²
Crawl space with wine cellar and pantry.

Open garage for two cars: 30 m²
Storage space: 7 m²

AUBRES offers a peaceful, natural setting while remaining close to all amenities: schools, supermarkets, restaurants, healthcare services, and