LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41921DIH07 Price: 899 950 EUR

agency fees included: 6 % TTC to be paid by the buyer (850 000 EUR without fees)

traditional detached house















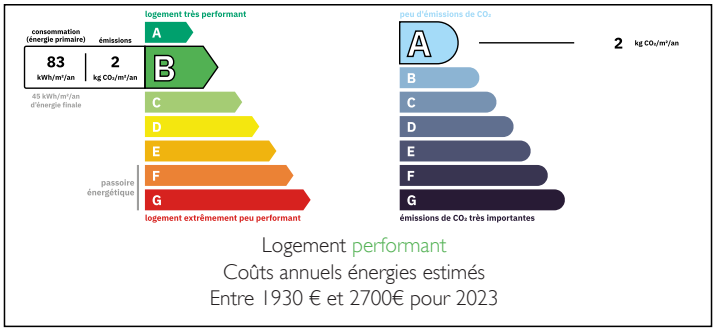
INFORMATION

Town:	Labastide-de-Virac
Department:	Ardèche
Bed:	9
Bath:	5
Floor:	342 m2
Plot Size:	2444 m2

IN BRIEF

Superb luxury farmhouse with swimming pool and 4 studios, ideally located

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1930 € et 2700€ 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:	**3422 EUR**

NOTES

DESCRIPTION

Splendid Provençal Farmhouse with Pool and Landscaped Gardens

Nestled in the heart of the magnificent Provence-Alpes-Côte d'Azur region, this sumptuous Provençal farmhouse, sold furnished, is a true haven of peace offering an exceptional living environment. This property combines old-world charm with modern comfort, featuring high-end finishes and traditional architecture.

With a total surface area of 341 m², this characterful residence offers 14 rooms, including 9 bedrooms, 5 bathrooms, and 4 independent studios with 5 fully equipped kitchens. Every space has been carefully designed to guarantee optimal comfort and privacy. The expansive terraces offer breathtaking views of the 2,444 m² landscaped gardens, ideal for relaxing in complete tranquility.

The interior layout is harmonious, with a spacious living room, a functional office, bright bedrooms, and inviting living areas. High-end amenities such as underfloor heating, fiber optic internet, mechanical ventilation, and air conditioning offer unparalleled comfort.

Outside, the perfectly manicured garden invites serenity, while the swimming pool promises unforgettable moments of relaxation. The exterior also includes two terraces, landscaped grounds, and a workshop.

This exceptional property benefits from a south-facing aspect, guaranteeing optimal natural light throughout the day. Impeccably maintained and in pristine condition, this characterful residence is ready to welcome its new owners for unique and cherished moments.

Don't miss this rare opportunity to acquire an exceptional Provençal farmhouse combining charm, comfort, and high-end amenities. Contact us now to