

Character house in Drôme Provençale – Peaceful, spacious, surrounded by nature and full of potential.



INFORMATION

Town:	Saint-Ferréol-Trente-Pas
Department:	Drôme
Bed:	6
Bath:	2
Floor:	235 m2
Plot Size:	1579 m2

IN BRIEF

At the entrance to a charming Provençal village, just 15 minutes from Nyons, this spacious and bright 1970s house, with a south-east aspect, offers a peaceful living environment surrounded by nature and mountains.

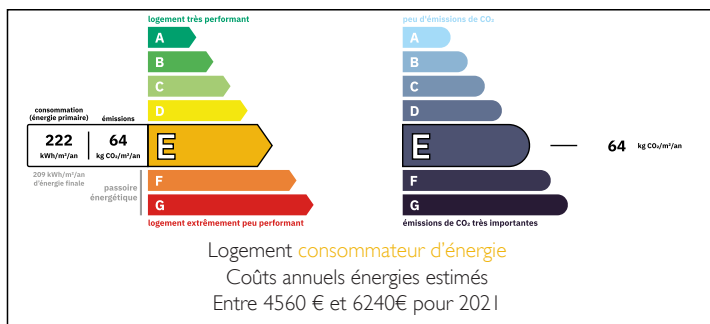
Set on a lovely enclosed and tree-lined plot of 1,579 m², the property stands out for its generous volumes, high ceilings, large openings and the living room with a fireplace and windows on three sides. Numerous terraces, a large garage and private parking complete the property.

The house offers an ideal layout for two independent dwellings, making it perfect for a tourist rental/gîte project, a family home, or a residence with rental income.

In the immediate vicinity, a small, quiet and well-maintained campsite, frequented by a



ENERGY - DPE



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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.



DESCRIPTION

The house is appealing for its generous proportions, attractive ceiling height, large openings and its living room with fireplace and windows on three different sides, the true heart of the home. The oak doors and windows, together with solid wood flooring in the bedrooms, give the whole property an authentic and warm character.

Comfort and features

- * Oil-fired central heating
- * Compliant septic system
- * Air conditioning in the upper accommodation
- * Numerous terraces to enjoy every moment of the day
- * Private parking
- * Large, spacious garage
- * Ample storage space

LOCAL TAXES

Taxe foncière: 1902 EUR

NOTES

Layout of the accommodation

Main dwelling (upper level)

- * Entrance hall and corridors
- * Separate kitchen
- * Spacious dining room / living room of approximately 37 m²
- * 4 bedrooms, one with a washbasin
- * Bathroom, WC
- * Storage and dressing room

Lower dwelling (ground level)

- * Independent entrance
- * Kitchen
- * Living room / dining room
- * 2 bedrooms with washbasins
- * Bathroom, WC
- * Utility room, boiler room
- * Garage

A rare living environment with great potential

This property, to be modernised to suit your tastes and offering strong potential, represents an exceptional opportunity for nature lovers wishing to settle in the Drôme Provençale, as well as for buyers seeking a flexible property with high usability and rental potential.