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Ref: A42397SBD26 Price: 269 000 EUR

agency fees to be paid by the seller

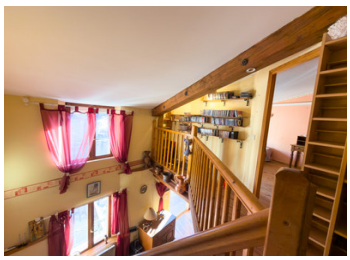
Versatile townhouse with 2 apartments, commercial space and terraces in Provence















INFORMATION

Town:	Buis-les-Baronnies
Department:	Drôme
Bed:	4
Bath:	2
Floor:	157 m2
Plot Size:	20 m2

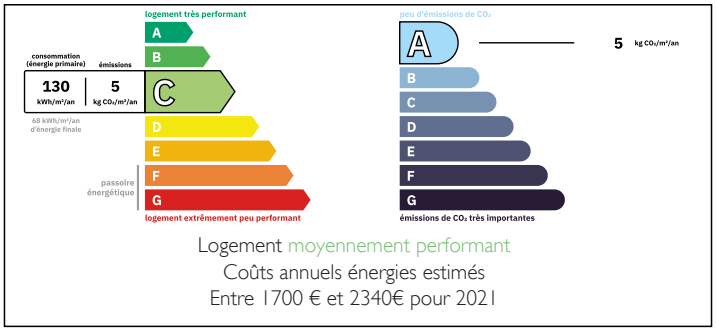
IN BRIEF

Located in the heart of Buis-les-Baronnies, this versatile Provençal townhouse offers space, flexibility and outdoor living in a sought-after setting. The property comprises two independent apartments (52 m² and 80 m²) and a 25 m² ground-floor commercial space, currently rented but easily adaptable to residential use.

Both apartments feature south-facing terraces, with the upper level enjoying open views of the iconic Saint-Julien mountain. The larger apartment includes a mezzanine with additional bedrooms, making it ideal for family use or holiday rentals.

Perfect as a second home, family residence, gîte project or live-work property, this townhouse combines character, income potential and an exceptional central location in the Drôme Provençale.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1700 € et 2340€ pour 2021

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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NOTES

DESCRIPTION

Prime Opportunity in the Heart of Provence – Versatile Townhouse with Terraces and Mountain Views

A chance to acquire a substantial and flexible property in the very centre of Buis-les-Baronnies, combining residential space, income potential and exceptional outdoor living, all with views of the iconic Saint-Julien mountain.

Located in the lively and highly sought-after town of Buis-les-Baronnies, at the gateway to the Drôme Provençale, this characterful townhouse offers a unique combination of location, volume and adaptability. Arranged over three levels, the property is currently divided into two independent apartments and a commercial space, making it suitable for a wide variety of uses.

On the ground floor, a 25 m² commercial unit, currently operated as a professional practice, is arranged into two rooms. This space is presently rented, providing immediate income, but can also be integrated into the main house or converted into additional living accommodation, subject to requirements.

The first floor features a 52 m² apartment comprising a living room, kitchen, bedroom and bathroom. A south-facing terrace extends the living space outdoors and enjoys excellent sunlight throughout the day.

The second floor offers a more generous 80 m² apartment with a living room, kitchen, bedroom and separate WC. Above, a mezzanine level provides two additional bedrooms, a bathroom and a second WC. From this level, a large, sun-filled terrace opens onto views of the Saint-Julien mountain, creating an exceptional setting for outdoor dining and relaxation.

The layout and location allow for multiple