

Drôme des collines Single-storey house + outbuilding



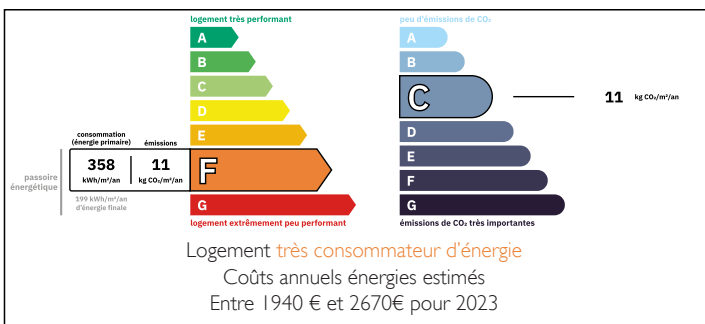
INFORMATION

Town:	Saint-Laurent-d'Onay
Department:	Drôme
Bed:	3
Bath:	1
Floor:	102 m ²
Plot Size:	3151 m ²

IN BRIEF

A 102 m² single-storey home in the Drôme des collines, peaceful and surrounded by nature, set on a 3,151 m² plot. It features 3 bedrooms, a living room, a separate kitchen, a bathroom and an independent WC, with a terrace opening onto the garden. A 30 m² outbuilding, a garage, a convertible attic and basement offer excellent potential for expansion. Double glazing already fitted. Some refreshing work to be expected.

ENERGY - DPE



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.



DESCRIPTION

Single-storey home 102 m² + outbuilding 30 m² — 3,151 m² plot, peaceful setting in the heart of nature Tucked away in the rolling hills of the Drôme des collines, in a lush and unspoilt setting, this single-storey home of 102 m² offers a peaceful way of life, far from the bustle of everyday. Set on a generous plot of over 3,000 m², it is a haven for nature lovers and those seeking space and tranquillity.

The well-thought-out floor plan features a bright living room, a separate kitchen, three bedrooms, a bathroom and an independent WC. The terrace extends the living space seamlessly outdoors, offering a calming view over the natural surroundings.

The property holds remarkable potential: convertible attic space and a basement offer exciting possibilities for extension, while the 30 m² outbuilding lends itself equally well as a garage, workshop, guest accommodation or home office. Double glazing is already in place; a touch of renovation is all it takes to bring this property to its full potential.

A rare find — calm, green and ready to make your own.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **495 EUR**

NOTES