

A peaceful haven – 1905 farmhouse with cottage and pond



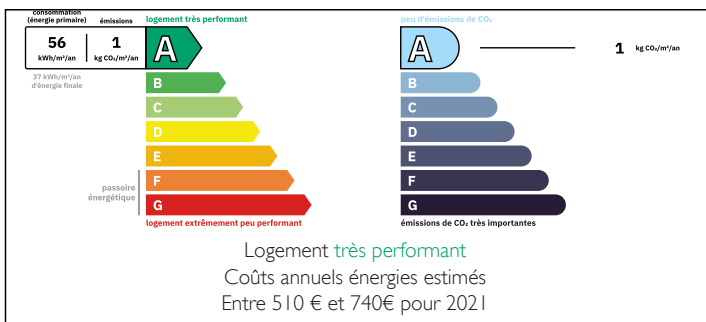
INFORMATION

Town:	Saint-Christophe-et-le-Laris
Department:	Drôme
Bed:	5
Bath:	3
Floor:	246 m2
Plot Size:	48395 m2

IN BRIEF

Authentic 1905 farmhouse, fully renovated, featuring a main house and an independent guest cottage. Nestled in a peaceful setting, the property charms with its pond, and traditional wood-fired bread oven, offering a unique lifestyle blending nature and serenity.

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.



LOCAL TAXES

Taxe foncière: 1488 EUR

NOTES

DESCRIPTION

In the heart of the Drôme des Collines, set within a preserved natural environment, this exceptional property with its adjoining guest house, located just 10 minutes from the Palais Idéal du Facteur Cheval, perfectly embodies refined country living. Sheltered from any disturbance, this authentic farmhouse dating back to 1905 has undergone a remarkable renovation, enhancing its original character with high-quality contemporary features.

Set on more than 4 hectares, the estate offers a rare setting where every space has been designed to combine comfort, serenity, and aesthetic appeal. The main house, with a surface area of 162 m², comprises a spacious and bright living area featuring a 27 m² dining room, a 20 m² lounge, an open-plan kitchen, as well as a utility room, an office, a shower room, and separate toilets.

Upstairs, the sleeping area offers three peaceful bedrooms along with an elegant bathroom finished with bangkirai wood flooring. The approximately 60 m² attic space provides rare development potential, allowing for additional bedrooms or a leisure area. The adjoining 84 m² guest house completes the ensemble harmoniously.

Outside, the property reveals its full charm: a 2,000 m² pond, featuring a small island, blends seamlessly into the landscaped grounds bordered by an orchard. The enclosed grounds of around 2 hectares ensure privacy and security. A former sheep barn currently housing livestock offers strong development potential and can easily be converted into stables for two to three horses.

A large 130 m² two-level garage, equipped with three sectional doors, completes the...