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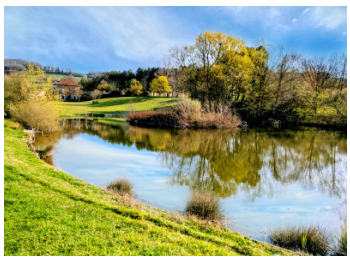
Ref: A43743MKF26 Price: 680 000 EUR

agency fees to be paid by the seller

Renovated Character Farmhouse with Gîte, Pond and 4.84 Hectares















INFORMATION

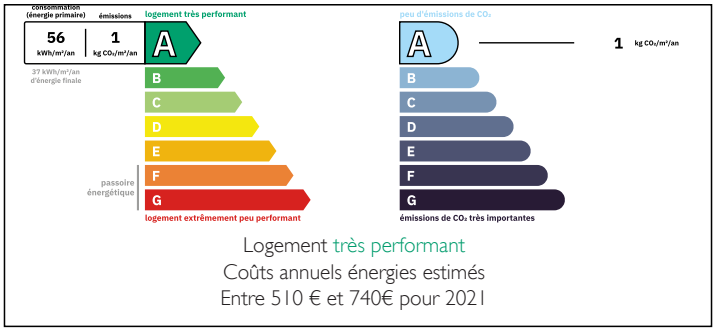
Town:	Saint-Christophe-et-le-Laris
Department:	Drôme
Bed:	5
Bath:	3
Floor:	246 m2
Plot Size:	48395 m2

IN BRIEF

Located in the Drôme des Collines, just a few minutes from the Palais Idéal du Facteur Cheval, this characterful former farmhouse dating from 1905 has been fully renovated. It offers approximately 246 m² of living space, comprising a 162 m² main house and an independent 84 m² gîte. Exposed stone walls and wooden beams preserve the property's character, while the renovation and modern systems contribute to an EPC rating of A.

The property extends over 4.84 hectares and includes a private pond of approximately 2,000 m² with an island, together with numerous outbuildings. A large garage of approximately 130 m² over two levels, a former barn, a traditional bread oven, a vaulted cellar and 60 m² of convertible attic space complete the property. Offering a range of possibilities, it could suit a family home, a hospitality project or an...

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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:	**1488 EUR**

NOTES

DESCRIPTION

Just a few minutes from the Palais Idéal du Facteur Cheval, this characterful former farmhouse, dating from 1905, has been fully renovated to provide a comfortable and well-maintained home. The property offers approximately 246 m² of living space, divided between a main house and an independent gîte, set within around 4.84 hectares of land. It also benefits from a private pond of approximately 2,000 m² with its own island, as well as numerous outbuildings.

The main house offers approximately 162 m² of living space. Several features recall the property's agricultural heritage, including exposed stone walls and wooden beams. The living areas are spacious and bright, with an open-plan kitchen and dining room, together with a separate sitting room. The house also includes several bedrooms and shower rooms, providing comfortable family living. The approximately 60 m² of attic space offers further potential for conversion, depending on the future owner's needs.

Adjoining the main house, the approximately 84 m² gîte has its own living space and offers a range of possibilities. It could naturally be used as a holiday rental or guest accommodation, but would also make an ideal independent space for family and friends. Its layout and separate access provide genuine privacy from the main part of the property.

The property extends over approximately 4.84 hectares, offering a peaceful setting with a variety of different areas and uses. At the heart of the grounds, a private pond of approximately 2,000 m², complete with its own island, gives the...