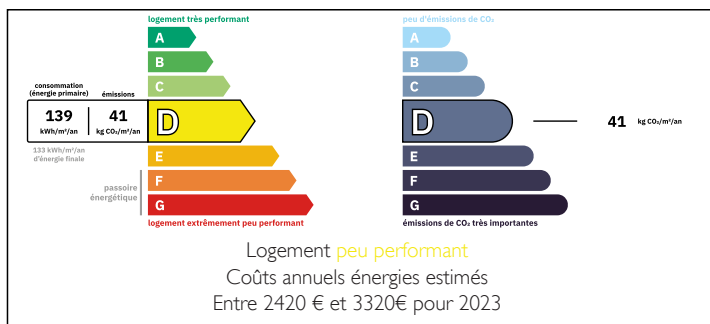


Authentic 19th-century stone house with open views and preserved surroundings



ENERGY - DPE



INFORMATION

Town:	Livron-sur-Drôme
Department:	Drôme
Bed:	4
Bath:	3
Floor:	145 m2
Plot Size:	18520 m2

IN BRIEF

Arranged over two levels, the property offers a practical layout and excellent potential for further development.

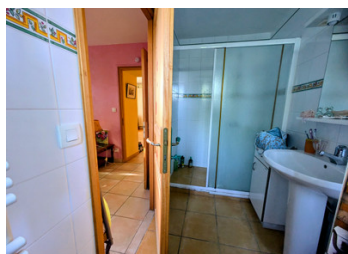
On the ground floor, there is a self-contained space that can easily be converted into an independent studio with its own shower room. This level also includes an additional bedroom with an en-suite shower room, a utility room, a spacious cellar with a mezzanine providing ample storage, and a large garage.

The upper floor features a bright and welcoming living room, a separate kitchen, two bedrooms, and a family bathroom with WC. A generous terrace, enjoying east, south, and west-facing aspects.

Set within landscaped grounds enhanced by truffle oak trees, the property also benefits from additional free agricultural land—an exceptional feature, perfectly suited for keeping horses, developing an equestrian project, or accommodating other animals. The grounds are also suitable for a swimming pool.

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

This character property, built in 1840, offers approximately 145 sqm of living space set within a beautiful 18,520 sqm landscaped plot, combining a peaceful natural setting with immediate access to amenities and major transport routes. Ideally located near the motorway, Valence, and all conveniences, it enjoys both tranquility and accessibility.

The house benefits from exceptional views, best appreciated from the spacious terrace — a true outdoor living area, perfect for family meals, entertaining guests, or simply enjoying the surrounding landscape in complete serenity.

On the ground floor, the property features a large garage, an entrance hall, a bedroom with en-suite shower room, a laundry room, and an independent studio with its own shower room and kitchenette — ideal for hosting guests or generating rental income. A cellar with mezzanine completes this level.

Upstairs, the bright living area opens onto a superb terrace, seamlessly extending the interior space and providing an ideal setting for outdoor dining while overlooking the garden. This level also includes a fully equipped kitchen, two bedrooms, and a bathroom with WC.

Outside, the tree-lined grounds, enhanced by truffle oak trees, create a rare and authentic environment. The land is suitable for a swimming pool and also benefits from a borehole.

Renovation works are to be expected, particularly for the garage and the septic system, with an estimated budget between €15,000 and €20,000. These improvements will unlock the full potential of this charming property.

Whether you are looking for a primary residence, a holiday home, or...

LOCAL TAXES

Taxe foncière: 2318 EUR

NOTES