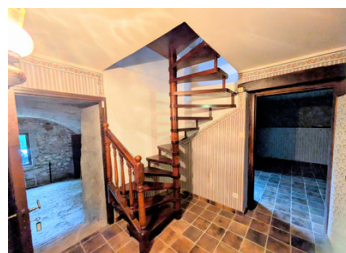
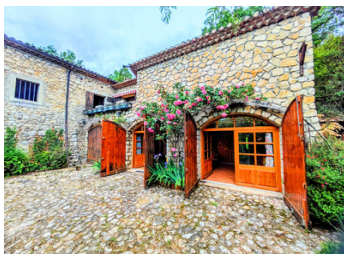


Character property on 3 hectares with independent studio – 800 m from Mirmande



INFORMATION

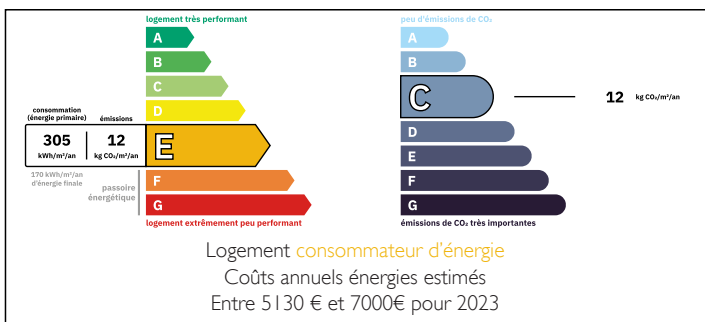
Town:	Mirmande
Department:	Drôme
Bed:	4
Bath:	3
Floor:	187 m2
Plot Size:	30323 m2

IN BRIEF

Character property on 3 hectares with independent studio – 800 m from Mirmande

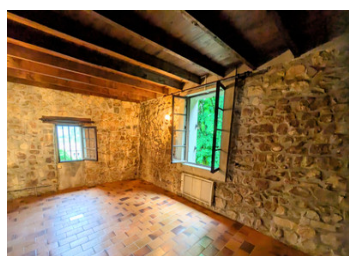
Just 800 m from the perched village of Mirmande, between Valence and Montélimar and 10 minutes from the A7 motorway, this authentic stone house, built in 1880 and extended in 1994, offers 8 rooms, including 4 bedrooms and two en-suite bedrooms. Exposed stone walls, original beams, fireplaces, a vaulted cellar and an old bread oven give the property its unique charm. Its atypical layout allows for the creation of three independent living spaces, ideal for a gîte or guest house project. An independent 37 m² studio completes the property. Set on nearly 3 hectares of mainly wooded land with open views, the property enjoys a peaceful natural setting with a forest and a path leading uphill. The house requires renovation work (electrical system, energy efficiency and...

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: 1692 EUR

NOTES

DESCRIPTION

Character property on 3 hectares with independent studio, open views and strong potential – 800 m from Mirmande

Just 800 metres from the beautiful hilltop village of Mirmande, between Valence and Montélimar and only 10 minutes from the A7 motorway, this authentic stone property enjoys a privileged natural setting, set on nearly 3 hectares of mainly wooded land with open, far-reaching views over the surrounding countryside.

Built in 1880 and extended in 1994, the property offers 8 rooms and 4 bedrooms, including two en-suite bedrooms. It will appeal to lovers of authenticity with its exposed stone walls, original beams, fireplaces, vaulted cellar and traditional bread oven. The property exudes old-world charm, with its “labyrinth-like” layout and a succession of character-filled rooms. The kitchen opens onto a south-facing balcony, offering stunning views over the Col de Marsanne—perfect for outdoor dining.

An independent 37 m² studio is a real asset, ideal for hosting family and friends, creating a gîte, or developing a seasonal rental activity.

Furthermore, the layout of the house allows for the creation of three independent living areas, making it an excellent opportunity for a gîte project, bed and breakfast business, or other hospitality venture.

The 3-hectare plot, mainly wooded, offers absolute peace and privacy, and serves as a starting point for beautiful walks, with open views over the surrounding natural landscape.

Renovation work is required, particularly electrical upgrades and energy efficiency improvements. The interior decoration can also be redesigned to fully unlock the potential of this unique property.

A rare...