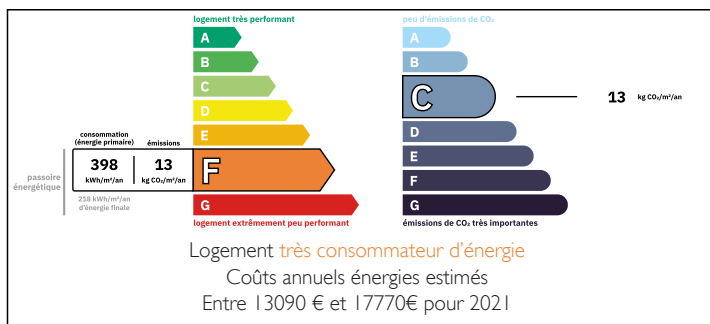


## Exceptional Character Property in the Ardèche – 675 m

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Saint-Laurent-du-Pape |
| Department: | Ardèche               |
| Bed:        | 12                    |
| Bath:       | 4                     |
| Floor:      | 675 m2                |
| Plot Size:  | 284978 m2             |

## IN BRIEF

In the heart of the Ardèche, in Saint-Laurent-du-Pape, 30 minutes from Valence and the TGV station, an exceptional former silk farm dating from 1820 offering approximately 675 m² of living space on an estate of nearly 2 hectares with parkland, private forest, and century-old cedar trees.

Currently operated as a guest house, the property comprises 12 bedrooms, vast reception rooms, a semi-professional kitchen, and a spectacular 200 m² orangery with ceilings reaching up to 11 meters in height, ideal for weddings, seminars, and private events.

A rare property, steeped in history and character, offering exceptional potential for a high-end tourism or event business.

Refurbishment work and energy-efficiency improvements are to be expected in order to reveal

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:** 3117 EUR

**Taxe habitation:** 480 EUR

## NOTES

## DESCRIPTION

In the heart of the Ardèche, in Saint-Laurent-du-Pape, just 30 minutes from Valence and the TGV station, and 20 minutes from the A7 motorway, lies an extraordinary property: a former silk farm dating back to 1820, steeped in history and offering a majestic setting with exceptional potential.

From the moment you enter, the spectacular 200 sqm orangery reveals itself as the beating heart of the estate. With soaring 11-meter-high ceilings, this majestic, light-filled space is ideally suited for weddings, private receptions, exclusive seminars, or artistic events.

The property captivates with the generosity of its volumes, the richness of its architecture, and the authenticity of its historic features. Spanning more than 1,000 sqm of built space, the residence was designed for hosting: it includes twelve bedrooms, a reception lounge, and a semi-professional kitchen, making it equally suitable as an exceptional private residence or a high-end hospitality venture.

Currently operated as a guesthouse, the property is immediately functional and offers remarkable potential to develop into a charming destination, an event venue, or a prestigious retreat.

The estate extends over 28 hectares, offering complete privacy. A true jewel of the grounds, a forest of century-old cedar trees watches over the property, bringing an atmosphere of serenity and a rare landscaped identity. The proximity of the Dolce Via further enhances the appeal of the estate, providing privileged access to one of the region's most beautiful soft mobility routes.

A parking area allows guests and visitors to be welcomed comfortably for events or stays.

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