LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44942MKF07 Price: 750 000 EUR

agency fees to be paid by the seller

Exceptional Character Property in the Ardèche – 675 m

EXCLUSIVE







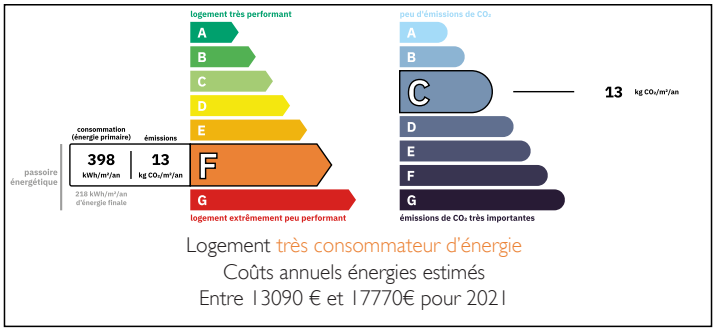








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 13090 € et 17770€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**3117 EUR**
Taxe habitation:	**480 EUR**

NOTES

DESCRIPTION

Built in 1820, this former silk farm offers approximately 675 m² of living space, generous volumes and a remarkable natural setting extending over 28.5 hectares.

Located just a few kilometres from Valence, in the heart of the Eyrieux Valley, the property comprises twelve bedrooms, several reception and living areas, as well as a number of additional spaces that could be further developed.

One of the property's most distinctive features is the former orangery, measuring approximately 200 m² with an impressive ceiling height of almost 11 metres. An outdoor gallery of around 252 m² further complements the main building and adds to the property's generous proportions and character.

Currently operated as a guest house, the property could continue in its present use, while also offering the possibility of other projects, subject to the relevant permissions: a private family residence, tourism-related activity, events venue or cultural project.

The 28.5 hectares provide a particularly unspoilt setting, with a genuine sense of space and privacy. A dedicated parking area provides space for residents' and visitors' vehicles. The nearby Eyrieux Valley and Dolce Via also add to the property's appeal for a tourism-related project.

Several areas remain to be developed, offering scope to adapt and evolve the property over time.

Renovation and energy-efficiency improvements will be required. These works would provide an opportunity to rethink certain spaces and unlock the full potential of this historic property.

A distinctive property combining history, generous volumes and an exceptional natural setting, offering an ideal base for a private or...