

## Exceptional Provençal Estate with Heated Pool, Guest House, Olive Grove and Spectacular Panorama



## INFORMATION

Town:	Buis-les-Baronnies
Department:	Drôme
Bed:	6
Bath:	4
Floor:	295 m <sup>2</sup>
Plot Size:	1714 m <sup>2</sup>

## IN BRIEF

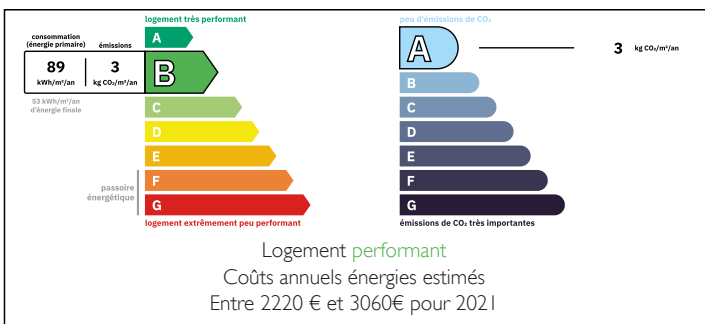
Set in a privileged hillside location above the charming village of Buis-les-Baronnies, this elegant Provençal property combines privacy, comfort and breathtaking views of Mont Ventoux, the Rocher Saint-Julien and the surrounding Baronnies countryside.

Offering approximately 295 m<sup>2</sup> of living space, the main house features bright, spacious interiors, a cathedral-ceiling living room with fireplace, a fully equipped kitchen, several terraces and comfortable accommodation for family and guests.

A major asset is the independent guest house of approximately 140 m<sup>2</sup>, ideal for visiting family and friends or seasonal rental opportunities.

The landscaped grounds include 41 productive olive trees, Mediterranean gardens and a heated swimming pool perfectly positioned to enjoy the

## ENERGY - DPE



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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

Set in a privileged residential setting above the charming village of Buis-les-Baronnies, this elegant Provençal property offers a rare combination of privacy, comfort and breathtaking scenery. Within walking distance of the village centre, yet enjoying complete tranquillity, the estate commands uninterrupted views over the surrounding countryside, Mont Ventoux, the iconic Rocher Saint-Julien and the rolling landscapes of the Baronnies Provençales.

Built in 2001 and beautifully maintained, the property offers approximately 295 m<sup>2</sup> of living space on a landscaped plot of 1,510 m<sup>2</sup>. Designed to embrace the Provençal lifestyle, the house is flooded with natural light and enjoys generous indoor and outdoor living areas that seamlessly connect with the surrounding terraces and gardens.

The main residence features a welcoming entrance hall, a fully equipped kitchen opening onto a covered terrace, a spacious dining and living area with a striking cathedral ceiling and closed wood-burning fireplace, a principal bedroom suite, and an additional bedroom or study. Upstairs, two further bedrooms enjoy access to a sun terrace, complemented by a family bathroom.

A particular highlight is the independent guest house, offering approximately 140 m<sup>2</sup> of additional accommodation. Perfect for visiting family and friends, multigenerational living or luxury holiday rentals, it includes a comfortable living area, fully equipped kitchen, two bedrooms and two bathrooms.

Outside, the landscaped grounds are planted with Mediterranean species and 41 productive olive trees, creating an authentic Provençal atmosphere. The heated swimming pool is perfectly positioned to take full advantage of the spectacular views, while the expansive terraces...

## LOCAL TAXES

**Taxe foncière: 3300 EUR**

## NOTES