LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45696JCS26 Price: 890 000 EUR

agency fees to be paid by the seller

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







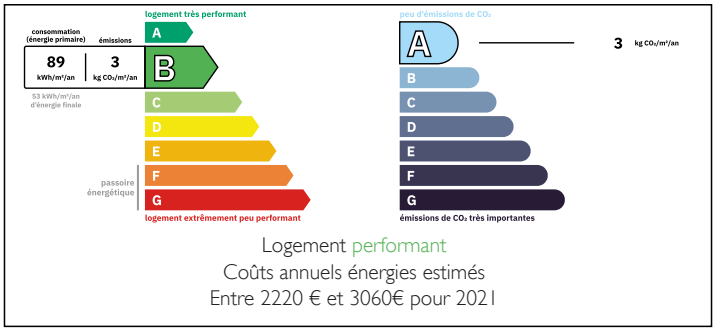








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 2220 € et 3060€ pour 2021

INFORMATION

Town:	Buis-les-Baronnies
Department:	Drôme
Bed:	6
Bath:	4
Floor:	295 m2
Plot Size:	1714 m2

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 m² 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 m², 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

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45696JCS26 Price: 890 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**3300 EUR**

NOTES

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 m² of living space on a landscaped plot of 1,510 m². 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 m² 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...