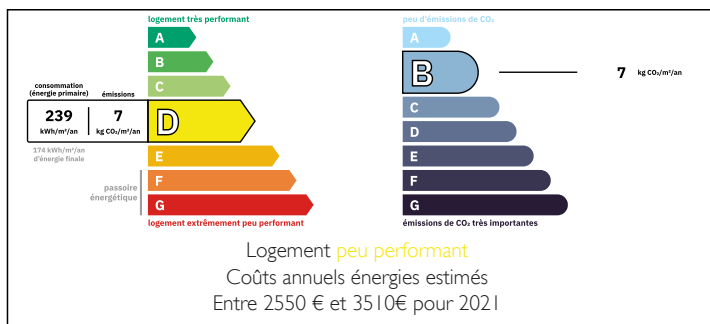


Village Life and Country Calm - Home with Pool and Guest Accommodation

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Mollans-sur-Ouvèze
Department:	Drôme
Bed:	4
Bath:	3
Floor:	167 m ²
Plot Size:	1497 m ²

IN BRIEF

Located on the edge of the village of Mollans-sur-Ouvèze with views of Mont Ventoux, this well-maintained property offers 167 m² of living space, including a 39 m² independent guest gîte currently run as a successful holiday rental.

The main house is arranged over two levels with bright living spaces opening onto terraces and garden. It also includes a bedroom and bathroom on the ground floor, allowing comfortable single-level living if required. The property is in good condition and ready to move into.

Set on a 1,497 m² plot, the garden features Mediterranean planting and a swimming pool surrounded by oleanders, with a pool house and storage outbuildings.

The setting is green and tranquil, with a natural atmosphere. The garden and pool area offer a

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.



NOTES

DESCRIPTION

Located on the edge of the village of Mollans-sur-Ouvèze, this well-maintained property enjoys views of Mont Ventoux and offers a comfortable and flexible lifestyle in a green and natural setting, within easy reach of everyday amenities.

The house provides a total living space of 167 m², including an independent 39 m² guest gîte currently successfully operated as a seasonal rental. It also offers a practical solution for hosting family and friends, home working or additional privacy when needed.

The main house is arranged over two levels and offers bright, functional living spaces with direct access to terraces and the garden. It also includes a bedroom and bathroom on the ground floor, allowing comfortable single-level living if required. The property is presented in good condition and ready to move into, making it suitable as a permanent residence or a second home.

Outside, the 1,497 m² plot is planted with mature Mediterranean vegetation and offers several areas to sit and enjoy the surroundings throughout the day. The swimming pool, framed by oleanders, forms the central feature of the garden and creates a pleasant space for outdoor living in the warmer months. A pool house and additional outbuildings provide useful storage and functionality.

The setting is green and tranquil, with a natural atmosphere. The garden and pool area offer a private and relaxed environment.

Despite its peaceful feel, the property is close to the village centre, where you will find two bakeries, a butcher, a small supermarket, a bar and a post...