LEGGETT
IMMOBILIER INTERNATIONAL

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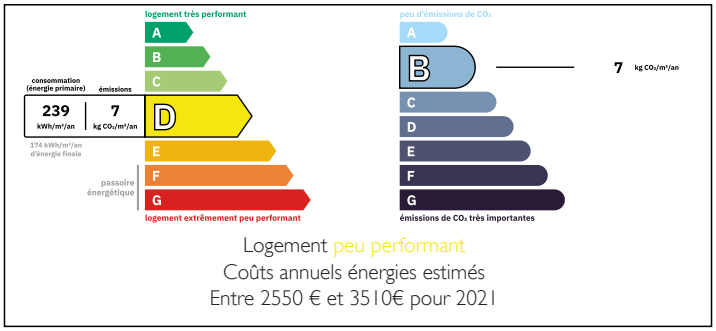
Ref: A45914JCS26 Price: 459 000 EUR

agency fees to be paid by the seller

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

EXCLUSIVE

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2550 € et 3510€ pour 2021

INFORMATION

Town:	Mollans-sur-Ouvèze
Department:	Drôme
Bed:	4
Bath:	3
Floor:	167 m2
Plot Size:	1497 m2

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

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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.

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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...