LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45984DIH07 Price: 690 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (660 000 EUR without fees)

237.5 m stone house set in 9.5 hectares of forest 4 bedrooms, 1 gîte Absolute peace and quiet Garage















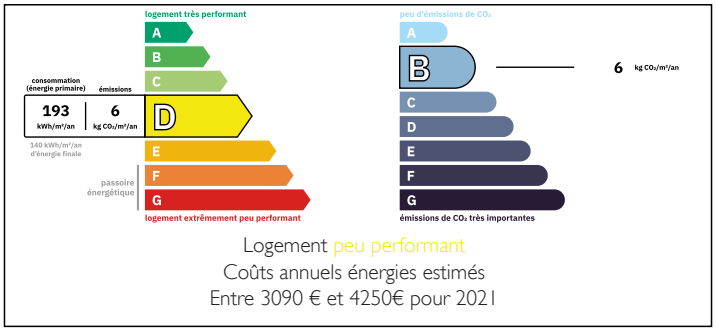
INFORMATION

Town:	Valvignères
Department:	Ardèche
Bed:	4
Bath:	2
Floor:	238 m2
Plot Size:	950000 m2

IN BRIEF

Nestled amidst 9.5 hectares of unspoiled countryside, this exceptional 238 m² property offers space, tranquility, and elegance. The main house features four light-filled bedrooms, two living areas opening onto the landscape, two modern kitchens, and two contemporary bathrooms. A separate gîte completes the estate, making it ideal for hosting guests or developing a high-end venture. The meadows and woodlands offer rare potential—whether for an equestrian estate, a family retreat, or a prestigious project. A unique setting for those seeking privacy, beauty, and harmony with nature.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3090 € et 4250€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

Exceptional property set in nature – 238 m² – 9.5 hectares

Nestled in a pristine, verdant setting, discover a rare residence offering 238 m² of living space on a 9.5-hectare estate. Here, luxury goes hand in hand with space and serenity.

The main house boasts generous proportions and an elegant atmosphere:
- 4 spacious bedrooms, some with breathtaking views of the surrounding countryside
- 2 light-filled living rooms, perfect for entertaining or relaxing in a refined setting
- 2 fully equipped kitchens, designed for conviviality and modern comfort
- 2 contemporary bathrooms, combining stylish design with well-being

A separate guest cottage completes the property, ideal for hosting visitors or developing a high-end hospitality venture.

The grounds—comprising meadows and woodland—offer unique potential: whether as an equestrian estate, a family home, a prestigious project, or simply a sanctuary for living in harmony with nature. Every area invites a sense of freedom and quiet contemplation.

A rare find, designed for those seeking the exceptional, privacy, and the beauty of wide-open spaces.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES

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