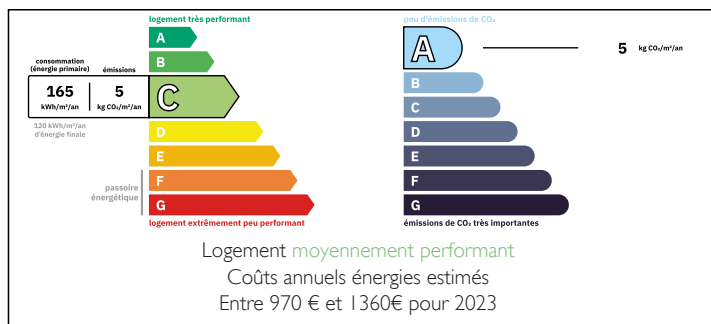


Drôme Provençale – Single-Storey Villa with pool, garage and generous landscaped garden



ENERGY - DPE



INFORMATION

Town:	Taulignan
Department:	Drôme
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	1630 m2

IN BRIEF

On the edge of the charming village of TAULIGNAN, this bright and well-presented 95 sq m single-storey villa enjoys a sunny south-facing aspect and sits within 1,600 sq m of enclosed, mature gardens.

The property offers an open-plan kitchen and living room with a wood-burning stove and reversible air conditioning. There are two bedrooms, a shower room and separate WC, plus an independent guest bedroom with its own shower room and WC, ideal for visitors or a potential B&B suite.

Outside, a swimming pool with an elegant travertine sun terrace, a garden shed and beautifully established trees create a peaceful setting. A garage with adjoining utility/storage room provides additional practical space.

With an excellent EPC rating of C, this comfortable and energy-efficient home is equally suited as a permanent residence or a lock-up-and-leave holiday home.

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.



LOCAL TAXES

Taxe foncière: 934 EUR

NOTES

DESCRIPTION

Built in 1977, the house has been modernised and now benefits from PVC double glazing, a contemporary shower room with a walk-in shower, a wood-burning stove and reversible air conditioning.

The property stands on a level, enclosed garden planted with mature oak trees, providing a peaceful and private setting. A 13 sq m garden shed offers useful storage. The 3.5 x 6 m saltwater swimming pool is protected by a safety dome cover.

The house is connected to mains water and mains drainage.

Accommodation

Entrance hall with hallway and built-in cupboard: 9 sq m

Open-plan living room with fully fitted kitchen opening onto the terrace: 35 sq m

Bedroom 1 with fitted wardrobe: 16.8 sq m

Bedroom 2 with fitted wardrobe and direct access to the terrace: 13.5 sq m

Shower room with walk-in shower: 4.8 sq m

Separate WC with wash hand basin: 2.15 sq m

Independent guest bedroom with en-suite shower room and WC: 15 sq m

Garage with adjoining utility/storage room: 20 sq m

The property enjoys easy access to the village's shops, cafés, restaurants and weekly market. The historic town of Grignan is around 7 km.

Excellent road links provide convenient access to the A7 motorway (Montélimar Sud – approx. 30 minutes), while Montélimar TGV station is around 35 minutes away, offering high-speed rail connections to Paris and Lyon. International travel is well served by Marseille Provence Airport (approximately 1 hour 45 minutes), Lyon-Saint Exupéry Airport (around 2 hours) and Nîmes Airport (around 1 hour 45 minutes), making the property easily accessible...