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Spacious Residence with income potential and views in Ardeche

Chomerac , Ardeche , Auvergne-Rhône-Alpes



€2,280,000

inc. of agency fees

11 Beds 10 Baths 500 sqm 3 ha

This spacious residence with 11 bedrooms, a charming courtyard, a large pool, an artist studio and views is set in 3 ha of land in a dominant position in Ardeche. Ideal for hospitality activities.

At a Glance

Reference	MFH-MHROCH11	Near to	Montelimar	Price	€2,280,000
Bed	11	Bath	10	Hab.Space	500 sqm
Land	3 ha	Pool	Yes	Land Tax	N/A

Property Description

This enchanting estate is ideally situated between Valence and Montélimar, set on a 3-hectare plot of land, complete with an interior courtyard and high-end amenities. The residence exudes elegance and functionality, making it perfect for hosting events such as weddings and seminars or for accommodating a large family.

The living area features approximately 500 sqm with 11 spacious rooms, ideal for guests or a sizable family. The bright and inviting reception rooms include a living room with a fireplace and an elegant dining room. The modern, fully equipped kitchen is suitable for both professional use and family gatherings.

The interior courtyard serves as a charming central space, perfect for hosting events or enjoying intimate meals. A large swimming pool, complemented by panoramic views, provides a relaxing environment, while an artist's studio offers an inspiring space filled with natural light. Numerous outbuildings provide additional accommodation, versatile reception areas, or workshops.

The 3 hectares of land boast beautifully landscaped gardens, meadows, and wooded areas. The welcoming interior courtyard is ideal for cosy gatherings or entertaining guests. This property presents an exceptional setting with generous spaces, making it suitable for weddings, seminars, or guest accommodations.

Located just 20 minutes from a motorway exit, the estate balances easy access with tranquility. Noble materials, preserved architecture, and a warm atmosphere contribute to its authentic charm. This enchanting estate is perfect for a large family home where everyone can find their own space. It offers a unique blend of charm, functionality, and natural beauty, making it an ideal choice for both professional and family use.

Please [contact us](#) for further details or to arrange a visit at this exceptional property.

Environment & Surroundings

Mountain View? ✓

And Before You Ask

Condition of Roof: Good condition

Summary

Property type: Mansion
Bedrooms: 11
Bathrooms: 10
Price: €2,280,000

Key Information

Internal Area: 500 sqm
Land Area: 3 ha
How many Outbuildings: 3
Number of Fireplaces: 4

Property Features:

- view
- countryside
- 11 bedrooms
- 3 hectares land
- income potential

Has a Wine Cellar: Yes

Has an Office / Study?: Yes

Has a Garden: Yes

Has a Terrace?: Yes

Swimming Pool?: Yes

Has ADSL/Broadband?: Yes

Location: Auvergne-Rhône-Alpes



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C. BAUER – Sunday Times

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S. and L. BROWN



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