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## House with a Panoramic View In the South of France

Montelimar , Drome , Auvergne-Rhône-Alpes



€1,210,000

inc. of agency fees

4 Beds 3 Baths 250 sqm 7000 sqm

Former farmhouse property in a dominant position with a panoramic view and a heated swimming pool in the Drome in the south of France.

### At a Glance

Reference MFH-MH416

Near to Montelimar

Price €1,210,000

Bed 4

Bath 3

Hab.Space 250 sqm

Land 7000 sqm

Pool Yes

Land Tax N/A

### Property Description

Set in a peaceful village between Montélimar and Dieulefit, just 25 minutes from the motorway and train station, this stunning stone farmhouse offers a tranquil escape with modern comforts. The property is ideally situated on a hillside and provides approximately 250 sq.m of living space set within a lush, wooded park of about 7,000 msq.m, which is planted with truffle oaks.

## **The Accommodation**

On the garden level, you will find four bedrooms, including a spacious 30 sq.m master suite, three bathrooms, and a 14 sq.m office that can easily be converted into an additional bedroom.

The ground floor welcomes you with a generous 80 sq.m living and dining area, complete with a cosy fireplace and access to a large south-facing terrace. This level also features a fully equipped kitchen, a laundry room/pantry, and a wine cellar. Geothermal underfloor heating offers an economical and eco-friendly solution for year-round comfort.

## **Outside**

The 7,000 sq.m wooded park outside is a haven of tranquillity, featuring a large heated swimming pool measuring 11x5 m—perfect for relaxing and entertaining. The property's prime location offers breathtaking panoramic views, making it an ideal retreat for those seeking peace and natural beauty.

*With its blend of charm, modern amenities, and serene setting, this farmhouse is sure to captivate you.*

## Environment & Surroundings

Mountain View? ✓

## And Before You Ask

Condition:	Ready to move in
Heating System:	Geothermic heating
Currently lived in:	Yes
Condition of Roof:	Very good condition

## Summary

Property type:	Countryside house
Bedrooms:	4
New Home?	No
Bathrooms	3
Price	€1,210,000

## Key Information

Internal Area:	250 sqm
Land Area:	7000 sqm
How many Outbuildings:	1
Number of Fireplaces:	1
Property Features:	
• Mountain view	
• quiet place	
• 25 mn from the highway	
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Air Conditioning?	Yes

**Location: Auvergne-Rhône-Alpes**





## Gallery











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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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