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Character Hamlet with Several Properties in Southern France

Les Vans , Ardeche , Auvergne-Rhône-Alpes



€2,950,000

inc. of agency fees

20 Beds 10 Baths 1400 sqm 12 ha

Stone hamlet, with 17 houses, all completely renovated, in a dominant position on 12.5 hectares of land with panoramic views in a touristic location in southern France.

At a Glance

Reference MFH-MHAP11

Near to Ales

Price €2,950,000

Bed 20

Bath 10

Hab.Space 1400 sqm

Land 12 ha

Pool Yes

Land Tax €2124.00

Property Description

Situated in the heart of Southern Ardèche, this beautifully renovated hamlet presents a unique opportunity to own a piece of paradise in one of France's most picturesque and touristic regions.

Perched in a commanding position with breathtaking panoramic views, this property spans an impressive 12.5 hectares of natural landscape, providing an idyllic setting for a variety of uses.

This charming hamlet is a rare find, offering a blend of natural beauty, modern comforts, and endless possibilities.

Accommodations in the Hamlet

The property consists of three distinct buildings housing 17 fully renovated, independent dwellings.

Each dwelling has been meticulously renovated to offer modern comforts while preserving the charm and character of the original structures. The accommodations vary in size and layout, providing flexibility for different needs and preferences:

- 1 Bedroom Units: 40 sqm, 51 sqm, 53 sqm, 55 sqm, 67 sqm, 68 sqm
- 2 Bedroom Units: 70 sqm, 73 sqm, 80 sqm
- 3 Bedroom Units: 100 sqm, 105 sqm, 136 sqm

Each unit features:

- Fully equipped kitchens
- Modern bathrooms
- Private terraces offering stunning views

Additional Facilities

- Reception Room: A spacious 110 sqm reception room with a semi-professional kitchen, perfect for hosting events and gatherings.
- Hangar: A 120 sqm hangar, ideal for storage or additional workspace.
- Bread Oven: A traditional bread oven that adds to the rustic charm of the property.
- Swimming Pool: A large swimming pool (12.5m x 6.5m) for relaxation and enjoyment.

Unique Features

- Tranquil Environment: Surrounded by nature, this hamlet provides a peaceful retreat, free from noise and visual disturbances.
- Tourist Proximity: Located close to popular tourist routes, making it an ideal property for a reception project, shared housing, or a boutique hospitality business.

Ideal For Hospitality & Holiday Rental

- Hospitality Business: Perfect for creating a boutique hotel, wedding venue, bed & breakfast, or holiday rental business.
- Shared Housing: Ideal for a community living project or co-housing initiative.
- Private Estate: A luxurious private retreat for extended family or friends.

Whether you are looking to start a hospitality business, create a shared living community, or simply enjoy a private retreat, this property is sure to captivate your imagination.

For more information or to schedule a visit, [please contact us](#). We look forward to presenting this one-of-a-kind property.

Environment & Surroundings

Mountain View? ✓

And Before You Ask

Condition:	Ready to move in
Heating System:	East
Condition of Roof:	Excellent
Drainage:	Recent septic tank
Land Tax:	€2124.00

Summary

Property type:	Countryside house
Bedrooms:	20
New Home?	No
Bathrooms	10
Price	€2,950,000

Key Information

Internal Area:	1400 sqm
Land Area:	12 ha
How many Outbuildings:	3

Property Features:

- View
- quiet
- village
- renovated
- reception

Has a Wine Cellar	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes

Location: Auvergne-Rhône-Alpes



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Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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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