

Exceptional Ecological Estate in Southern France

Dieulefit, Drome, Auvergne-Rhône-Alpes





This expansive 214-hectare estate boasts a renovated hamlet with breathtaking views and a selfsufficient water system; making it an ideal retreat for eco-conscious living or a luxury getaway.

At a Glance

Reference	MFH-MHAPDC3
Bed	17
Land	214 ha

Near to Montelimar Bath 10 Pool Yes

 Price
 €2,980,000

 Hab.Space
 600 sqm

 Land Tax
 €3000.00

Property Description

Set at an altitude of 800 meters, this extraordinary 214-hectare property offers a rare lifestyle that combines ecological integrity, autonomy, and high-end comfort amidst stunning natural surroundings.

An Outstanding Natural Setting

The estate features woodlands, pastures, and lavender fields, providing breathtaking panoramic views over the unspoiled landscapes of Drôme Provençale. With over 20 kilometres of private walking trails weaving through the property, it is ideal for hiking, wildlife observation or simply enjoying a peaceful retreat.

A Restored Hamlet with Deep Ecological Values

At the heart of the estate lies a beautifully renovated former hamlet, built with a strong commitment to ecological principles and a low carbon footprint. This hamlet comprises five independent houses, providing approximately 600 square meters of living space. Within these houses, you will find 17 bedrooms, 17 bathrooms/showers, five living rooms, five kitchens, and spacious terraces, accommodating up to 32 guests comfortably.

The construction prioritises sustainability, featuring solid CLT timber, natural insulation, and custom-made furniture crafted from reclaimed wood offcuts. A high-efficiency wood-chip boiler, powered by the estate's forest, provides heating through a radiator distribution system.

Self-Sufficient Systems & Environmental Integrity

The estate is serviced by two abundant natural springs that supply all of its water needs. A long swimming pool (15-metre), fed by these springs and heated for comfort, enhances the property's luxury and sustainability. The estate maintains its commitment to environmental integrity, with no pesticides used on the cultivated land.

Access and Proximity

Despite its secluded atmosphere, the estate is conveniently located just 10 minutes from local shops. It is 50 minutes from a mainline train station and the motorway, and 2 hours and 15

minutes from an international airport, ensuring easy access for both visitors and residents.

A Unique Private Estate or Eco-Tourism Opportunity

This property is perfect as a private family retreat, an eco-retreat, a wellness centre, a highend sustainable guesthouse, or as part of a collective ecological project. Set in Drôme Provençale, it offers a protected natural setting, panoramic views, and approximately 600 square meters of living space on 214 hectares (529 acres) of land.

Please contact us to receive more details about this rare estate, or to arrange a visit.

Environment & Surroundings

 \checkmark

Mountain View?

And Before You Ask

Exposure:	South
Condition:	Ready to
Condition.	move in
Currently lived in:	Yes
Condition of Roof:	Excellent
Drainage:	Recent
Drainage.	septic tank
Land Tax:	€3000.00

Summary

Property type:	Farmhouse
Bedrooms:	17
New Home?	No
Bathrooms	10
Price	€2,980,000

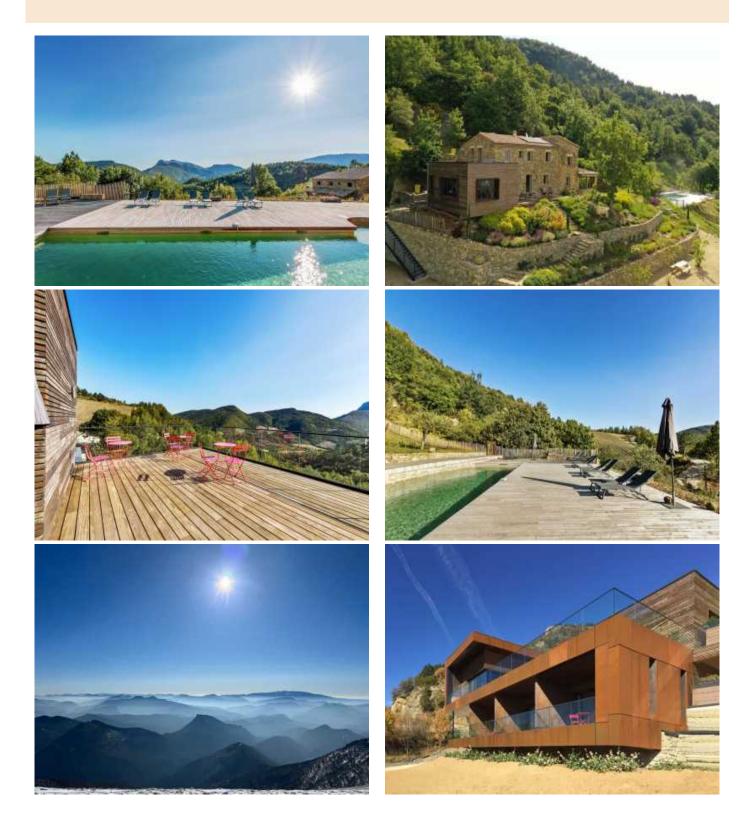
Key Information

	Internal Area:	600 sqm	
	Land Area:	214 ha	
	How many	2	
	Outbuildings:	2	
	Property Features:		
•	Panoramic view		
•	ecological estate		
•	renovated		
•	hamlet		
•	very private		
	Has a Wine Cellar	Yes	
	Has an Office /	Yes	
	Study?	105	
	Has a Garden	Yes	
	Has a Terrace?	Yes	
	Swimming Pool?	Yes	

Location: Auvergne-Rhône-Alpes

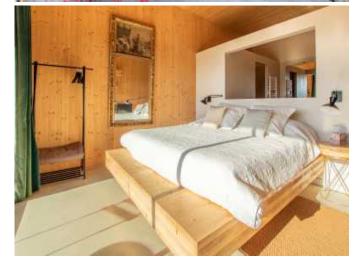


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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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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