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Exceptional Ecological Estate in Southern France

Dieulefit , Drome , Auvergne-Rhône-Alpes



€2,980,000

inc. of agency fees

17 Beds 10 Baths 600 sqm 214 ha

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

At a Glance

Reference MFH-MHAPDC3

Near to Montelimar

Price €2,980,000

Bed 17

Bath 10

Hab.Space 600 sqm

Land 214 ha

Pool Yes

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 high-end 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

Mountain View? ✓

And Before You Ask

Exposure:	South
Condition:	Ready to move in
Currently lived in:	Yes
Condition of Roof:	Excellent
Drainage:	Recent 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:	

Property Features:

- Panoramic view
- ecological estate
- renovated
- hamlet
- very private

Has a Wine Cellar Yes

Has an Office / Study? Yes

Has a Garden Yes

Has a Terrace? Yes

Swimming Pool? 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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