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Set of Two Stone Houses with Views in Ardeche

Aubenas , Ardeche , Auvergne-Rhône-Alpes



€790,000

inc. of agency fees

5 Beds 2 Baths 290 sqm 1.5 ha

FOR SALE : Set of two stone houses with panoramic views set in 1.5 hectares of land in the Ardeche mountains, just 500 meters from a lively village.

At a Glance

Reference MFH-MHAP10

Bed 5

Land 1.5 ha

Near to Aubenas

Bath 2

Pool Yes

Price €790,000

Hab.Space 290 sqm

Land Tax €3390.00

Property Description

Located in an exceptional natural setting and just 500 meters from a lively village with local shops, including a bakery, restaurant and doctor's office, this property combines peace, space and authenticity.

This estate spans approximately 1.5 hectares and features two independent stone houses, each with its own distinct character and spacious living areas. One of the homes includes a charming former dovecote, adding to the property's appeal.

THE FIRST HOUSE

The first house covers 144 sq.m over two levels. It boasts a large, bright living room of 60 sq.m, adorned with exposed beams. The separate kitchen is well-equipped, and the house offers three roomy bedrooms, a bathroom and a separate WC. The old-world charm is enhanced by high ceilings, creating an atmosphere of elegance.

THE SECOND HOUSE

The second house provides 142 sq.m on a single level, making it easily accessible. It features a spacious 60 sq.m living room with an open kitchen, two bedrooms, a bathroom and ample storage. This house offers direct access to the outdoors, making it ideal as both a primary residence and a guest house.

OUTSIDE

The exterior of the property is equally captivating, with 360-degree panoramic views of the Monts d'Ardèche. This scenic backdrop changes with the seasons, adding beauty to daily life. A long swimming pool (20 x 4 m), designed like a lap pool, perfectly complements this property, offering a refreshing retreat and a space to enjoy the stunning surroundings.

THE LOCATION

Despite its peaceful location, it is conveniently close to major routes: a motorway is just 30 minutes away, a train station is 40 minutes away, and a large town with hospitals, schools, and supermarkets is only 15 minutes away.

Whether you are looking for a primary residence, a vacation home, this exceptional property offers a lifestyle of comfort and natural beauty.

Environment & Surroundings

Mountain View? ✓

And Before You Ask

Condition:	Ready to move in
Reason for selling:	Retiring
Condition of Roof:	Excellent
	Connected to mains town system
Drainage:	
Land Tax:	€3390.00

Summary

Property type:	Countryside house
Bedrooms:	5
New Home?	No
Bathrooms	2
Price	€790,000

Key Information

Internal Area:	290 sqm
Land Area:	1.5 ha
Property Features:	
•	2 renovated houses
•	long swimming pool
•	beautiful view
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Air Conditioning?	Yes

Location: Auvergne-Rhône-Alpes



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S. and L. BROWN



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