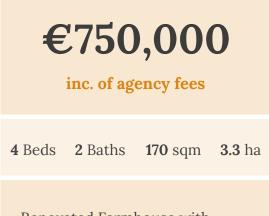


Renovated Farmhouse with Panoramic

Views

Valence, Drome, Auvergne-Rhône-Alpes



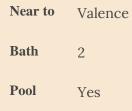


Renovated Farmhouse with panoramic views set in 3.3 ha of land for sale in the heart of the Drôme bio-valley.

At a Glance

Reference	MFH-MHAP121
Bed	4

Land 3.3 ha



 Price
 €750,000

 Hab.Space
 170 sqm

 Land Tax
 €2000.00

Property Description

Located in the heart of the Drôme bio-valley and surrounded by nature, this property is sure to captivate you with its prime location with beautiful views of the surrounding countryside. Just 20 minutes east of Valence, this renovated farmhouse combines authentic charm with modern comfort.

THE ACCOMMODATION

The home features a spacious living area of 170 square meters, including four bedrooms, an office, a bright living room, a fully equipped kitchen, and a cosy lounge. The high-quality renovation includes interior insulation made from Fermacell and wood fibre alongside wooden joinery and oak flooring, ensuring both sustainability and elegance.

OUTSIDE

Set on a generous plot of 3.3 hectares, the property primarily consists of meadows dotted with various tree species, such as black pines, green oaks, truffle oaks, linden trees, and cypress of Florence. A 5x10 meter swimming pool provides a refreshing retreat, while an orchard featuring apple, cherry, and almond trees adds to the rural charm.

Additionally, the estate features several cellars, wells and access to available irrigation water, as well as an 80-square-meter barn that provides ample space for storage or other activities.

THE LOCATION

Conveniently located, the property is just 15 minutes from the highway, 30 minutes from the Valence TGV station, and 1 hour and 30 minutes from an international airport. Essential local amenities, including shops, schools and hospitals, are just 10 minutes away.

This old farmhouse is ideal as a family residence, a secondary home or even an equestrian estate.

Environment & Surroundings

 \checkmark

Mountain View?

And Before You Ask

Condition:	Ready to
condition.	move in
Heating System	Central
Heating System:	heating (oil)
Reason for selling:	Retiring
Currently lived in:	Yes
Condition of Roof:	Good
Condition of Roof.	condition
Land Tax:	€2000.00

Summary

Property type:	Farmhouse
Bedrooms:	4
Bathrooms	2
Price	€750,000

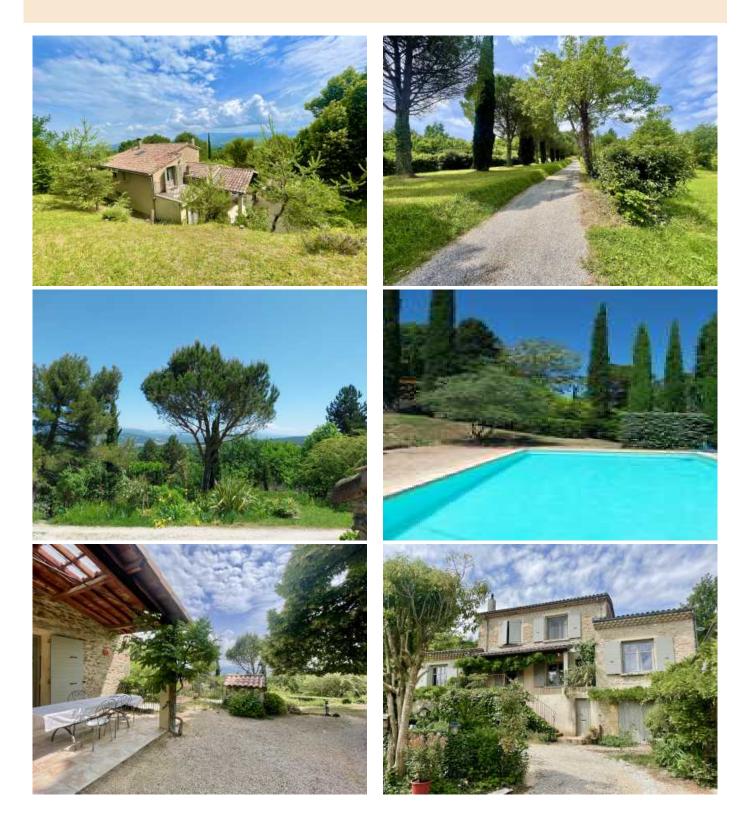
Key Information

	Internal Area:	170 sqm	
	Land Area:	3.3 ha	
	How many	1	
	Outbuildings:		
	Number of	1	
	Fireplaces:	1	
	Property Features:		
•	panoramic view		
•	plenty of land		
•	very good		
	condition		
	Has a Wine Cellar	Yes	
	Has a Garden	Yes	
	Has a Terrace?	Yes	
	Swimming Pool?	Yes	
	Pool House?	Yes	

Location: Auvergne-Rhône-Alpes



Gallery



















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S. and L. BROWN



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