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## Character Property with Views in Drôme Provençale

Montelimar , Drome , Auvergne-Rhône-Alpes



**€1,195,000**

inc. of agency fees

6 Beds   4 Baths   430 sqm   1.7 ha

Character Property set in 4 acres with a swimming pool and views in Drôme Provençale. Ideal for guesthouse activity or for a large family home.

### At a Glance

**Reference** MFH-MHAPCHA

**Near to** Montelimar

**Price** €1,195,000

**Bed** 6

**Bath** 4

**Hab.Space** 430 sqm

**Land** 1.7 ha

**Pool** Yes

**Land Tax** €3200.00

### Property Description

Set in a natural environment, free from noise or visual disturbances, this beautiful stone-built property offers 430 sqm of living space in the heart of Drôme Provençale. Conveniently located just 20 minutes from Montélimar city centre and train station, 23 minutes from a motorway exit, and 6 minutes from a supermarket, this property is ideal for guesthouse activity or a large family home.

Set on a fully enclosed 1.7-hectare landscaped plot, the property boasts open views over the surrounding countryside. Inside, it features six bedrooms and a magnificent 80 sqm cathedral-style living room with natural stone flooring from Gard. Multiple living spaces can easily be converted into independent units, making it ideal for a guesthouse or vacation rental business.

Outdoors, you will enjoy a large landscaped park and a 12 x 6 metre swimming pool. The exceptional environment offers tranquillity, beauty, and authenticity, making it a perfect retreat.

This authentic stone house with character has potential for multiple independent accommodations and features no overlooking neighbours, ensuring peaceful surroundings. The high-quality finishes, combined with charming period details, add to its appeal. Close to amenities yet in a quiet rural setting, this property offers a prime location that is both peaceful and easily accessible.

***A rare opportunity for those seeking a unique home, a prestigious estate, or a tourism project in the heart of Provence.***

### Environment & Surroundings

Mountain View? ✓

### And Before You Ask

Condition:	Very good
Heating System:	Central heating (gas)
Reason for selling:	Retiring
Currently lived in:	Yes
Land Tax:	€3200.00

## Summary

Property type:	Countryside house
Bedrooms:	6
New Home?	No
Bathrooms	4
Price	€1,195,000

## Key Information

Internal Area:	430 sqm
Land Area:	1.7 ha
How many	1
Outbuildings:	
Number of	2
Fireplaces:	

### Property Features:

- Authentic stone house with character
- Potential for multiple independent accommodations
- No overlooking neighbors
- peaceful surroundings
- High-quality finishes with charming period details
- Close to amenities
- yet in a quiet rural setting

Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery







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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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