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## House, 19 bedrooms near a river in South of France

Vals-les-Bains , Ardèche , Auvergne-Rhône-Alpes



**€1,299,000**

inc. of agency fees

19 Beds    6 Baths    1000 sqm    2 ha

15 minutes from Aubenas, on the edge of a charming hamlet, a large property consisting of a mansion and 5 independent accommodations. The mansion of approximately 500 m2 on 2 levels offers on the...

### At a Glance

**Reference** MFH-MHF00470  
**Bed** 19  
**Land** 2 ha

**Near to** Vals-les-Bains  
**Bath** 6  
**Pool** No

**Price** €1,299,000  
**Hab.Space** 1000 sqm  
**Land Tax** N/A

### Property Description

15 minutes from Aubenas, on the edge of a charming hamlet, a large property consisting of a mansion and 5 independent accommodations.

The mansion of approximately 500 m2 on 2 levels offers on the ground floor an equipped kitchen, a dining room, a large living room of 60 m2 with fireplace, 2 large bedrooms, a vestibule. Upstairs 4 bedrooms, a

bathroom and a space of approximately 150 m<sup>2</sup> to convert.

The property has 5 independent accommodations (37 m<sup>2</sup>, 100 m<sup>2</sup>, 80 m<sup>2</sup>, 92 m<sup>2</sup> and 80 m<sup>2</sup>) with living rooms, kitchens, bathrooms and bedrooms. Outbuildings (a vaulted room of 230 m<sup>2</sup>, cellars, garage, etc.), all in a wooded park of approximately 2 hectares, including more than 1 hectare of meadow, with swimming pool and direct access to the river.

Ideal for continuing the activity of active gîtes, a group accommodation or a large family home.

More detail upon request

Summary

Property type:	Countryside house
Bedrooms:	19
Bathrooms	6
Price	€1,299,000

Key Information

Internal Area:	1000 sqm
Land Area:	2 ha

Location: Auvergne-Rhône-Alpes



## Gallery







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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

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