

Peaceful location, renovated farmhouse with outbuildings and large plot of land



## INFORMATION

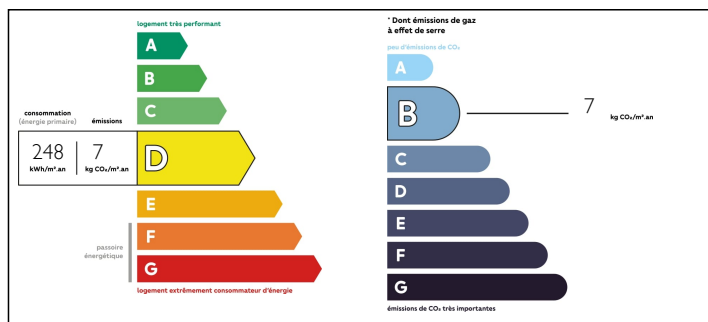
Town:	Buis-les-Baronnies
Department:	Drôme
Bed:	3
Bath:	2
Floor:	175 m2
Plot Size:	5234 m2

## IN BRIEF

In a small rural commune, in the heart of the Drôme Provençale Regional Nature Park, 30 minutes from Buis les Baronnies, charming house consisting of a main house, separate accommodation, large terrace and outbuildings. Land of 5234 m2, adjoining the house, with a spring, vegetable garden and fruit trees. Non-adjoining 5890 m2 of moorland in the mountains. Organic insulation materials, solar panels for electricity and hot water (high energy autonomy). Pellet stove with radiators and wood-burning stove.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This former farmhouse includes :

A renovated main dwelling of 110 m2 :

- A 13 m2 bedroom or study and a 6 m2 cellar on the ground floor
- an 8 m2 veranda, a beautiful kitchen, dining room + living room for a total surface area of 67 m2
- a 20 m2 bedroom with shower room and WC upstairs, opening onto a terrace.

The dining room opens onto the east-facing garden. Spacious, light-filled living space with views over the countryside.

A small independent stone and wood house, 57 m2 on 2 levels, comprising a living room with kitchen on the ground floor and a dormitory bedroom on the 1st. Adjoining bathroom with toilet.

Between the two living areas, a pleasant 30 m2 south-facing terrace with lovely, unobstructed views.

A 27 m2 shed, a 14 m2 lean-to, a wood shed and several cellars.

All very well maintained. Organic insulation (wood wool, OSB), lime/hemp rendering, natural pigment paints.

Photovoltaic solar collectors provide 90% electrical energy autonomy.

An ideal location for those seeking peace and tranquility in a natural setting, with the possibility of hosting tourists or accommodating family and friends. Hikers will be delighted.

Shops 30 minutes away.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: **780 EUR**

## NOTES