

In 1800 built and renovated beautifully situated Ardechois house with garden and pool. Rentals possible.

## EXCLUSIVE



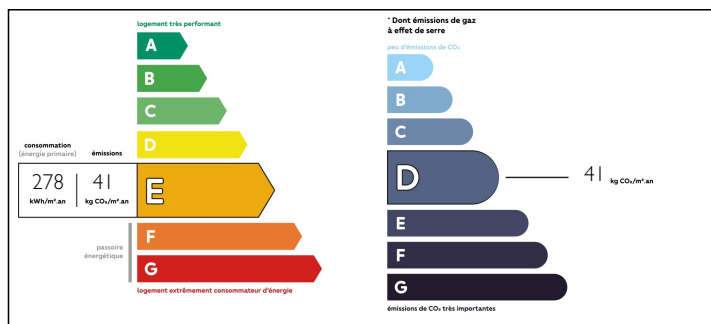
## INFORMATION

Town:	Bourg-Saint-Andéol
Department:	Ardèche
Bed:	10
Bath:	6
Floor:	436 m2
Plot Size:	11581 m2

## IN BRIEF

Former farmhouse near Bourg St Andéol, with 10 bedrooms, garden and swimming pool, renovated with taste. Quiet location.

## 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.



## LOCAL TAXES

Taxe foncière: 1510 EUR

## NOTES

## DESCRIPTION

Bourg St Andéol, in the Ardèche, near Viviers, is easily accessible in the Rhone valley. This house is located on a hill with beautiful views, reaching up to Mont Ventoux. Bourg offers many facilities and is a lively place to live nearby. About 5 km from the village is this property, where it is possible to run chambres d'hôtes or get together with a large family.

The property has been converted into a comfortable home with plenty of storage space and other uses for rooms downstairs in the cellars. There is ample parking for guests and the possibility of converting the pool house into a gîte. There is also a spacious summer kitchen on the property.

The house adjoins that of the neighbours, however out of sight. There is a well for watering the garden and swimming pool on the property. The living area is centrally heated by gas. A new septic tank needs to be installed.

Layout:

Ground floor

A living room with half-open kitchen, facing north, with French doors to a north-east-facing terrace, always mistral-free, with views of the surroundings and Mont Ventoux and access to the garden and swimming pool.

Living room: 37m<sup>2</sup>

Kitchen: 16,5m<sup>2</sup>

3 Bedrooms: 20-29m<sup>2</sup>

2 Bathrooms: 5,5 and 22m<sup>2</sup>

Games room: 27m<sup>2</sup>

2nd kitchen: 16m<sup>2</sup>

3 separate toilets

Covered terrace facing north-east: 18m<sup>2</sup>

First floor

7 Bedrooms: 9,4 - 21,2m<sup>2</sup>

3 Bathrooms: 2,5-3,7m<sup>2</sup>

Playroom: 36,5m<sup>2</sup>