

Banne - ARDECHE - Beautiful old house with 10 bedrooms including 2 independent gites and chambre d'hôte

EXCLUSIVE



INFORMATION

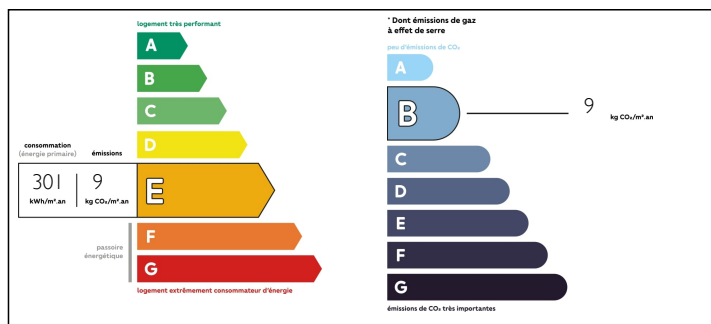
Town:	Banne
Department:	Ardèche
Bed:	10
Bath:	7
Floor:	420 m2
Plot Size:	4270 m2

IN BRIEF

Old Stone farmhouse with 2 independent gites and 1 independent Chambres d'hôtes. Possibility of operating as a restaurant and expanding seasonal rental.



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: 2002 EUR

NOTES

DESCRIPTION

Old stone farmhouse with 420m² of habitable surface in southern Ardeche (Banne), 20 minutes from Vallon-Pont-d'Arc. An area of more than 4200m² of flat land with trees and flowers, divided into two plots, one adjoining of 2200m² and the other opposite of 2000m².

On the ground floor there are 2 gîtes and a chambres d'hôtes room. The first gîte of 72 m² has two bedrooms, bathroom with shower, separate WC, living room with fitted kitchen, private terrace and separate access. A second gîte of 68 m², also has two bedrooms, two shower rooms with WC, living room with superbly equipped kitchen, private terrace in the garden with separate access.

The Chambres d'hôtes room (27m²) is equipped with a shower room and toilet, also with private terrace and separate access.

A 112m² room currently used as a restaurant, consisting of a large kitchen, a large storage room (both vaulted) and a room with fireplace, with capacity for 30 guests.

This space can also be converted into a large gîte accessible to people with reduced mobility (PRM), as all openings are xl.

There is also a large flat of 180 m² with on the first floor: a sitting room, a dining room, a large fully equipped kitchen, a bedroom with bathroom and WC. On the second floor: three bedrooms, a large sitting room and two shower rooms, and a fifth bedroom in the attic.

In total, the property has 10 bedrooms and seven bathrooms.

There is the possibility to further divide this...