

Les Vans - tastefully restored stone house; dominant position, gardens, unique swimming pool. Buildable land.

EXCLUSIVE

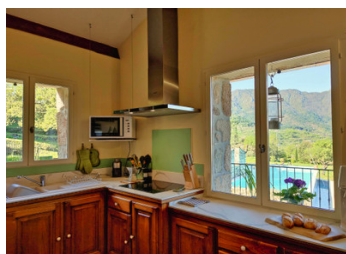


INFORMATION

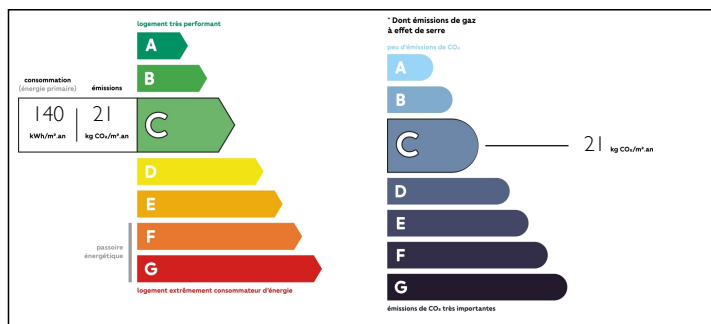
Town:	Les Vans
Department:	Ardèche
Bed:	4
Bath:	2
Floor:	175 m2
Plot Size:	11161 m2

IN BRIEF

Located in South Ardèche - the centre of sought-after Les Vans just 2km or 1 ½ miles away - a visit to this property will certainly take your breath away. Greeted by expansive views at every turn – whether relaxing on the covered terrasse, swimming in the UV-filtered pool, or simply walking around the terraced grounds – you will find this home to be a haven of tranquillity. Whether a year-round or a second home, this property has so much appeal. The centre of lively and popular Les Vans with its independent shops and restaurants and bustling weekly market is just a 20-minute walk away. Les Vans is a charming town renowned for its natural beauty and cultural allure. Its historic architecture, vibrant markets, and outdoor activities beckon visitors. Culinary delights include chestnut delicacies and regional wines. Outdoor enthusiasts can hike the many paths or canoe along the Ardèche River, or...



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: 1053 EUR

NOTES

DESCRIPTION

With this property the charm of the old meets the convenience of the modern. The under-floor heating across two levels is complemented by the wood-burning stove in the 36m² main living area. Touches such as traditional wooden shutters, exposed stone walls and natural wooden beams add to the character of this property.

The four bedrooms are located across all three levels. Under the eaves is the spacious and appealing master suite, to the ground floor two good-sized further bedrooms with built-in wardrobes, with the final double guest room on the lower level.

Outside, the grounds are mostly terraced to grass with stone steps and ramps built within the walls to facilitate access. You will see many types of trees such as almond, olive and fig, plus local species like the green oak ("chêne vert"), providing a natural habitat for various species of wildlife.

The land to the left and right of the property is designated "constructible", subject to plans being approved by the relevant local bodies.

Approximate dimensions of main spaces;
Open living space (kitchen, dining room, lounge) 45m²

Outside terrasse, seating area 28m²

Two double ground floor bedrooms with built-in wardrobes 14.5m² and 12.5 m²

Ground floor bathroom 7m²

Guest bedroom, lower floor, 18.6m²

First floor, mezzanine office area 17.5m²

First floor ensuite bedroom with built-in wardrobes 38.7m², bathroom 6.75m²

Plus three vaulted cellars totalling 75m², car port 21.5m²

Access; by car - around 65km and 85km from the Montelimar/A7 or Nîmes/A9 motorway junctions...