

South Ardèche: superb, spacious stone house with lots of character. Gardens, swimming pool and adjacent stream

EXCLUSIVE



## INFORMATION

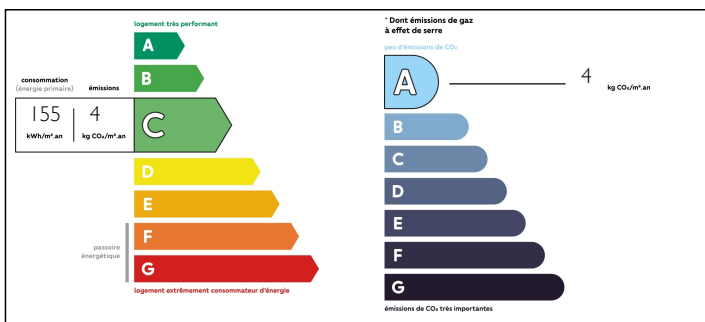
Town:	Balazuc
Department:	Ardèche
Bed:	5
Bath:	6
Floor:	397 m2
Plot Size:	3058 m2

## IN BRIEF

This remarkable and spacious property began its journey in the 18th century and today welcomes its residents with its cypress-lined driveway - the trees that symbolise welcome - and its high-quality Provençal-style renovations with travertine tiled floors and exposed stone walls. The renovations retain many features that reflect its past - such as its stone oven and grill from its days as an inn. Set in 3000m2 of private gardens with a summer kitchen, self-contained flat, heated salt-treated swimming pool, several patios and terraces and a streamside walk, there is so much choice for outdoor living.



## ENERGY - DPE



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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: 1843 EUR**

## NOTES

## DESCRIPTION

In the centre of touristic South Ardèche, this sought-after, peaceful village is just a few kilometres from Vogüé, Ruoms and Vallon pont d'Arc (the "Golden Triangle" of the Ardèche Gorges). These villages are listed as some of the most beautiful in France. Also close by is the must-see natural bridge at Vallon Pont d'Arc and the Unesco-listed site of the "Grotte Chauvet".

The towns of Ruoms and Aubenas are just 15 km away, with their many shops, supermarkets and schools. Montélimar, around 35 km away, has the nearest TGV train station and direct motorway access (A7).

The current accommodation is split over four levels: On the garden level, the independent summer apartment with its open-plan living area, bedroom and shower room. There is also a large lounge with a cross vaulted ceiling.

On the second level, which is also on the same level as the access to the small village road, there is a splendid, very large living room with various areas; a library, areas for entertainment, games and music and a wood-burning stove.

There is a spacious dining room with an oven and grill (a reminder of its past as an inn) and a large kitchen with a high vaulted ceiling. On this living level are two double bedrooms, each with its own modern and tasteful shower room and WC - but perhaps you'll only find one; the secret room is a fun touch! It's up to you to discover it.

On...