

EXCEPTIONAL CHARACTER PROPERTY IN THE ARDÈCHE – 675 M²

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EXCEPTIONAL CHARACTER PROPERTY IN THE ARDÈCHE – 675 M²...





PROPERTY FACT FILE

REFERENCE	A44942MKF07
PRICE	€ 750,000 £ 0* *agency fees to be paid by the seller
BEDROOM	12
BATHROOM	4
ACCOMMODATION	675 m²
LAND	284978 m²
TOWN	Saint-Laurent-du-Pape
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Garage, Private parking, Barns - outbuildings

*Price based on current exchange rate which is subject to change





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- A former silk farm filled with soul
- Existing guest house business
- Landscaped park, private forest, and century-old c
- Strong event and tourism potential
- Saint-Laurent-du-Pape, in the Eyrieux Valley.

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In the heart of the Ardèche, in Saint-Laurent-du-Pape, 30 minutes from Valence and the TGV station, an exceptional former silk farm dating from 1820 offering approximately 675 m² of living space on an estate of nearly 2 hectares with parkland, private forest, and century-old cedar trees.



DESCRIPTION

Built in 1820, this former silk farm offers approximately 675 m² of living space, generous volumes and a remarkable natural setting extending over 28.5 hectares.

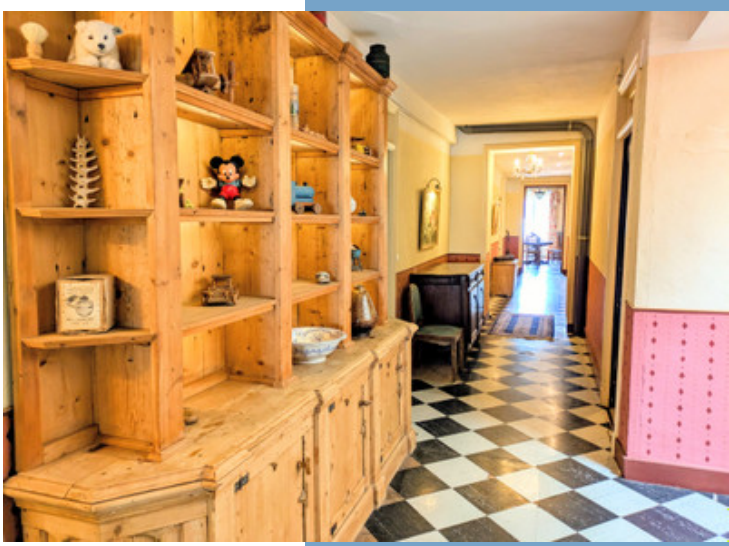
Located just a few kilometres from Valence, in the heart of the Eyrieux Valley, the property comprises twelve bedrooms, several reception and living areas, as well as a number of additional spaces that could be further developed.



One of the property's most distinctive features is the former orangery, measuring approximately 200 m² with an impressive ceiling height of almost 11 metres. An outdoor gallery of around 252 m² further complements the main building and adds to the property's generous proportions and character.

Currently operated as a guest house, the property could continue in its present use, while also offering the possibility of other projects, subject to the relevant permissions: a private family residence, tourism-related activity, events venue or cultural project.

The 28.5 hectares provide a particularly unspoilt setting, with a genuine sense of space and privacy. A dedicated parking area provides space for residents' and visitors' vehicles. The nearby Eyrieux Valley and Dolce Via also add to the property's appeal for a tourism-related project.



Several areas remain to be developed, offering scope to adapt and evolve the property over time.

Renovation and energy-efficiency improvements will be required. These works would provide an opportunity to rethink certain spaces and unlock the full poten...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44942MKF07

COMPLETE FILE AND PHOTO ON REQUEST

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

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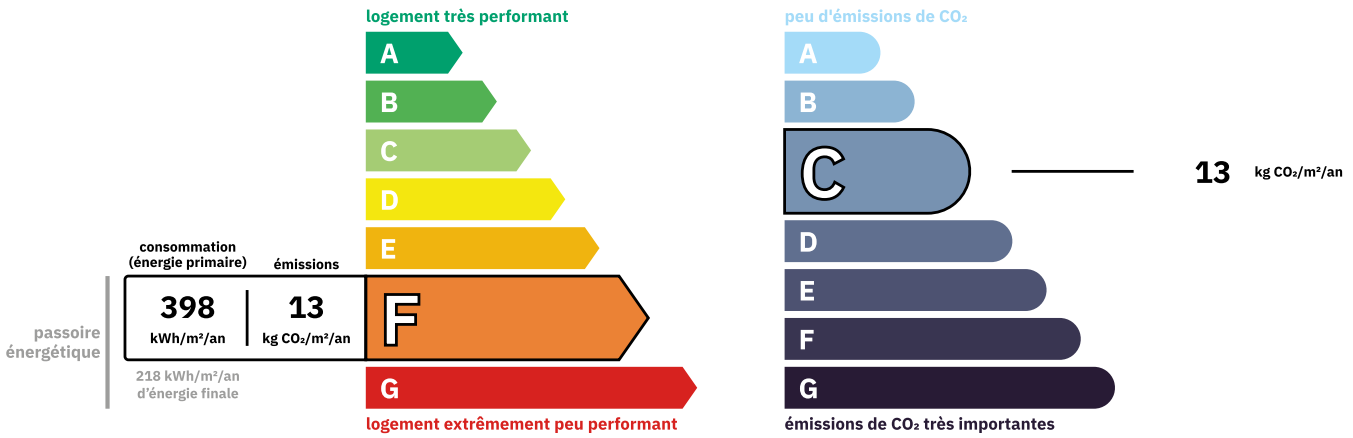
ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 13090 € and 17770€ for 2021

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CONTACT

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