LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

# EXCEPTIONAL CHARACTER PROPERTY IN THE ARDÈCHE – 675 M²

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

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

## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A44942MKF07 |
| PRICE | € 750,000<br>£ 0*<br>*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

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

Ref : A44942MKF07

- 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.

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

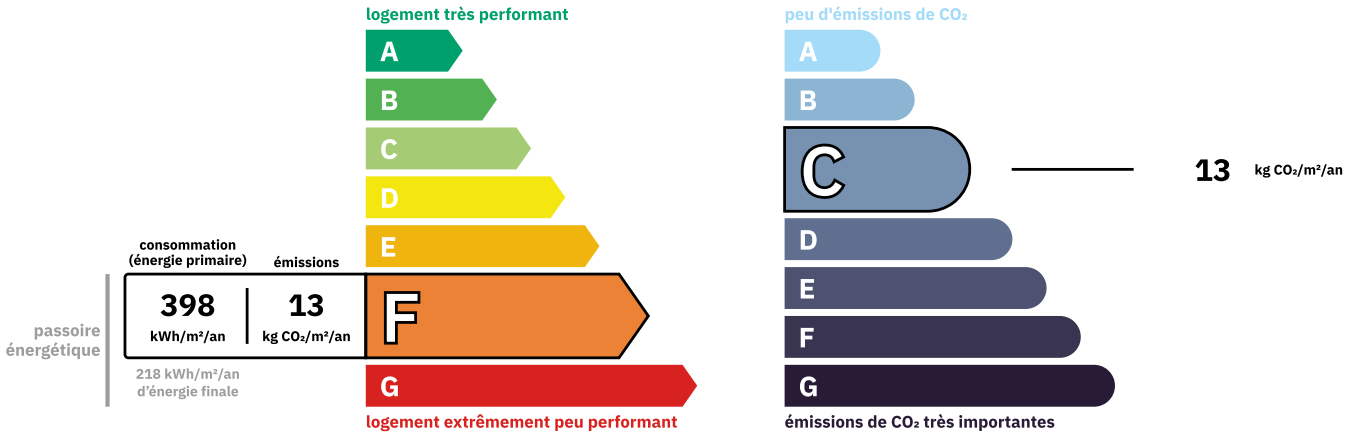
COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

Ref : A44942MKF07

# ENERGIE-DPE




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

# NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

# CONTACT

Réf :A44942MKF07
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr