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## Mansion - 5 Bedrooms - 400 M2 Living Room - 6500 M2 Land - W

Montélimar , Drôme , Auvergne-Rhône-Alpes



# €970,000

inc. of agency fees

5 Beds   5 Baths   400 sqm   0.65 ha

The My-French-House.com agency presents to you, 10 minutes from a motorway exit, in the heart of a charming village, a large tastefully renovated mansion offering almost 400 m2 of living space on approximately...

### At a Glance

<b>Reference</b>	MFH-MHF00512	<b>Near to</b>	Montélimar	<b>Price</b>	€970,000
<b>Bed</b>	5	<b>Bath</b>	5	<b>Hab.Space</b>	400 sqm
<b>Land</b>	0.65 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

The My-French-House.com agency presents to you, 10 minutes from a motorway exit, in the heart of a charming village, a large tastefully renovated mansion offering almost 400 m2 of living space on approximately 6,500 m2 of land. The property consists of a mansion and an independent dwelling. The south-facing mansion offers very good amenities. On the ground floor, the large, very bright fitted kitchen

with its central island, pantry and dining area is a real living room. Two large, nicely decorated living rooms and a laundry room complete this level. On the 1st level a landing opens onto 2 large master suites with bathrooms and WC. On the 2nd level 2 large master suites with bathrooms and toilets. Juxtaposing the house is accommodation of approximately 80 m<sup>2</sup> consisting of a master suite, a kitchen/dining room and a large living room with fireplace. An essential element for wine lovers, a huge vaulted cellar with galleries capable of storing numerous bottles in good temperature conditions. The wooded park of approximately 6500 m<sup>2</sup> with its swimming pool is a real place of relaxation. This house is ideal for a bed and breakfast activity or for a family residence. Do not hesitate to contact us for more information.

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	5
Price	€970,000

## Key Information

Internal Area:	400 sqm
Land Area:	0.65 ha

## Location: Auvergne-Rhône-Alpes



# Gallery













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Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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