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## Large Property In A Dominant Position With Panoramic View

Saint-Péray , Ardèche , Auvergne-Rhône-Alpes



# €980,000

inc. of agency fees

4 Beds    2 Baths    290 sqm    0.9 ha

For sale: Large family home of 290 m2 on approximately 9,000 m2 of wooded land - Very bright with breathtaking views, 5 minutes from the city center of Valence Discover this spacious house of 290...

### At a Glance

<b>Reference</b>	MFH-MHFAP1	<b>Near to</b>	Saint-Péray	<b>Price</b>	€980,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	290 sqm
<b>Land</b>	0.9 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

For sale: Large family home of 290 m2 on approximately 9,000 m2 of wooded land - Very bright with breathtaking views, 5 minutes from the city center of Valence

Discover this spacious house of 290 m2, bathed in natural light and offering breathtaking views, located just 5 minutes from the city center of Valence and 20 minutes from the TGV station. Ideal for a large family, it

offers all modern comforts in a peaceful setting. Main features: Living area: 290 m<sup>2</sup> Land: 9,000 m<sup>2</sup> with trees 4 bedrooms, including a master suite Integrated offices, perfect for teleworking or a liberal profession Bright living room with fireplace Spacious and fully equipped kitchen Garage for 2 cars 10x5 m swimming pool, perfect for relaxing and enjoying sunny days Highlights: Breathtaking view of the Ardèche mountains Quiet and green environment Immediate proximity to shops, schools and transport Easy access to the city

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€980,000

## Key Information

Internal Area:	290 sqm
Land Area:	0.9 ha

## Location: Auvergne-Rhône-Alpes



## Gallery







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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.

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or email us at **bonjour@my-french-house.com**.

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## 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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