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## Rare 18th-century Bastide with Outbuildings in the Drome

Montelimar , Drome , Auvergne-Rhône-Alpes



**€3,250,000**

inc. of agency fees

9 Beds    8 Baths    810 sqm    7 ha

Rare 18th-century bastide set on 17.3 acres with an estate manager's house, orangery, outbuildings, and extensive gardens, located on the edge of a beautiful listed village in the Drôme.

### At a Glance

Reference	MFH-MHMIRM05	Near to	Montelimar	Price	€3,250,000
Bed	9	Bath	8	Hab.Space	810 sqm
Land	7 ha	Pool	Yes	Land Tax	N/A

### Property Description

A rare and refined 18th-century bastide spanning 17.3 acres (7 hectares), featuring an estate manager's house, an orangery, outbuildings, and extensive gardens, is located on the edge of a charming, listed village.

This private estate offers stunning views of the medieval village and is accessed via a driveway lined with

three bicentennial cedar trees. The property is further enhanced by surrounding woodlands and encompasses 5 acres (2 hectares) of enclosed parkland, which includes several gardens designed in different styles.

## **The Main House - Bastide (530 sq.m)**

### **On the ground floor**

- Entrance Hall (42 sq. m.) with original flagstone floor, monumental staircase with an 18th century banister, exposed beams and three east-facing windows.
- This leads to the following: WC with washbasin set in marble. Library (56 sq. m.) with two west-facing windows, two north-facing French windows and Nymphaeum.
- A large Sitting Room (70 sq. m.) with rib vaulted ceiling, monumental fireplace, two west-facing windows, one south-facing window and terracotta floor.
- Office (12 sq. m.) with rib vaulted ceiling, terracotta floor and a west-facing window.
- TV room (30 sq. m.) with rib vaulted ceiling, grey tiled floor with black inserts, 18th-century fireplace and two south-facing French windows.
- Dining Room (36 sq. m.) with rib vaulted ceiling, grey tiled floor with black inserts, one east-facing French window and wall decorated with Grisaille frescoes.
- Kitchen (26 sq. m.) with parquet floor, east-facing window and a French window. Features include a central, laminated woodwork surface, DIETRICH furnace, MIELE oven and microwave and SAMSUNG American fridge with water and ice fountain.
- Utility Room (12 sq. m.) with parquet floor, vaulted ceiling and storage cupboards; 2nd SAMSUNG American fridge.
- Boiler Room (20 sq. m.) with vaulted cellar, sink and cupboards.
- Gym with east-facing French window.

### **On the first floor**

- Large landing (about 14 sq. m.) with terracotta floor, leading to the:
- Corridor (10 sq. m.) with Sisal floor, stretched fabric wall coverings, one French window opening out on to a balcony with 18th century wrought ironwork, facing north towards the Nymphaeum.
- This corridor leads to three Bedrooms
- Bedroom #1 (25 sq. m.) with Sisal floor, north and west-facing windows.
- Bathroom #1 (15 sq. m.) comprising bath, two Lavabos set in marble, shower and separate WC, two closets and a west-facing window.
- Bedroom #2 (20 sq. m.) with carpet floor, north and east-facing windows. Bathroom with bath, washbasin, WC, closet.
- Bedroom #3 (20 sq. m.) with carpet floor.
- Bathroom #2 with bath, washbasin and WC.
- To the right of the landing, there is a corridor (8 sq. m.) with a vaulted ceiling and Sisal flooring.
- This Corridor leads to: Bedroom #4 (23 sq. m.) with Sisal floor, closet, west-facing window.
- Bathroom #3, bath, washbasin, WC and closet.

## **SUITE**

- Entrance Hall (2 sq.m.) with separate WC.
- Bedroom (20 sq. m.) with carpet floor and south-facing window.
- Bathroom (9 sq. m.) with bath, washbasin and separate shower – all in marble. West-facing window.

## **MASTER SUITE**

- Dressing Room (15 sq. m.) fully fitted, with parquet flooring.
- Office (30 sq. m.) with wooden floor, 18th century fireplace and two east-facing windows.
- Bedroom (30 sq. m.) with Sisal flooring, two east-facing windows.
- Bathroom (12 sq. m.) with bath, double washbasin, separate shower, Separate WC – all in marble.
- Television set into the wall – hidden behind a painting. South-facing window.

## **On the second floor**

- Convertible attic space comprising four rooms, with a total surface area of 400 sq. m.

## **Outbuildings**

- Orangery (35 sq. m.) with stone paving.
- Large Canopy (125 sq. m.) covered in old roof tiles and used to store garden equipment.
- The NYMPHAEUM (about 15 m. long) situated north of the Bastide, depicting the seven muses with a fountain.

## **Additional Information and Features**

- Farmhouse offering about 400 sq. m. per floor, with a 4 slope roof. In perfect condition.
- Oil central heating with 10,000-litre tank and CHAPPEE boiler.
- The ground and 1st floors feature built-in radiators and all the windows are fitted with interior shutters. The house benefits from beautiful interior doors – most of which are Walnut.
- Copper gutters and drainpipes.
- Mains water, with the addition of Eau du Rhône water for irrigation.
- All the bedrooms have telephone and TV sockets.
- Alarm system.
- Exterior lighting.
- Water softener.
- Satellite ready.
- Automatic gate and intercom at the entrance to the estate.
- Digital access locks.

## THE MANAGER'S HOUSE (280 sq.m)

This is an old farmhouse situated to the west of the property, which has also been fully restored. The facade of the estate manager's houses is completely covered in roses and opens out on to a courtyard and a shady terrace with a small pond.

### On the ground floor

- Entrance Hall (70 sq. m.) with terracotta floor, exposed beams, stone staircase with beautiful banister and large south-facing French window. This entrance hall leads to:
- Garage (converted from former stables) covering 70 sq. m.
- The Estate Manager's Office (16 sq.m.) has a terracotta floor and east and south-facing French windows. WC with washbasin.
- Utility room #1 (7 sq. m.) with terracotta floor, large cupboard, one east-facing window.
- Utility room #2 (20 sq. m.) with old terracotta floor tiles, one east-facing window and two north-facing French windows.
- Boiler room with concrete floor.

### On the first floor

- Sitting Room (50 sq. m.) with terracotta floor, 3 windows and a south-facing round window; sloping ceiling with exposed beams, fireplace with mantelpiece.
- Kitchen (20 sq. m.) with terracotta floor, sloping ceiling with exposed beams, east and south-facing windows. This kitchen is fully fitted and equipped.
- To the right of the landing there is a corridor (10 sq. m.) with terracotta floor tiles and a WC with handbasin.
- Bedroom #1 (22 sq. m.) with terracotta floor tiles, exposed beams, south and west-facing windows.
- Bathroom #1 with double washbasin, bath and shower.
- Bedroom #2 (25 sq. m.) with terracotta floor tiles, sloping ceiling with exposed beams, north and west-facing windows.

To the left of the landing:

- Corridor (8 sqm), terracotta floor tiles, sloping ceiling, exposed beams, large cupboard, WC with handbasin. This corridor leads to:
- Bedroom #3 (16 sq. m.) with terracotta floor tiles, sloping ceiling with exposed beams, east-facing window and large closet.
- Bathroom #2 with double washbasin and shower. Bedroom #4 (12 sq. m.) with old terracotta floor tiles, sloping ceiling with exposed beams and staircase to a
- Mezzanine; north-facing French windows.
- Bathroom #3 with bath and double washbasin.



## **Outbuildings**

- Garage with all the house's technical elements: water softener, etc.
- Former Forge with bread oven.
- Fully fitted Workshop with a comprehensive range of equipment.
- Garage for four cars at the entrance to the estate.

## **Additional Information and Features**

- Oil-fired central heating with CHAPPEE boiler.
- Water softener.
- Alarm.
- Telephone, TV and Satellite ready.

*Please [contact us](#) for further details/images about this exceptional property or to arrange a visit.*

## Summary

Property type:	Mansion
Bedrooms:	9
Bathrooms	8
Price	€3,250,000

## Key Information

Internal Area:	810 sqm
Land Area:	7 ha
How many Outbuildings:	3
Number of Fireplaces:	4

### Property Features:

- A RARE AND REFINED 18th CENTURY BASTIDE OF 17.3 ACRES (7 HECTARES)
- WITH ESTATE MANAGER'S HOUSE
- ORANGERY
- OUTBUILDINGS AND EXTENSIVE GARDENS ON THE EDGE OF A BEAUTIFUL LISTED VILLAGE

Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes
Has Alarm	Yes

**Location: Auvergne-Rhône-Alpes**





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