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## South Of France Property 3 Houses - Large Garage - Swimming

Valence , Drôme , Auvergne-Rhône-Alpes



# €2,980,000

inc. of agency fees

12 Beds   6 Baths   660 sqm   0.89 ha

My-French-House.com agency offers you in Valence 20 minutes from the TGV station and 5 minutes from a motorway exit, in a...

### At a Glance

<b>Reference</b>	MFH-MHF00418	<b>Near to</b>	Valence	<b>Price</b>	€2,980,000
<b>Bed</b>	12	<b>Bath</b>	6	<b>Hab.Space</b>	660 sqm
<b>Land</b>	0.89 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

My-French-House.com agency offers you in Valence 20 minutes from the TGV station and 5 minutes from a motorway exit, in a very popular area, a real estate complex consisting of a mansion and 2 houses in a wooded park of almost 9000 m2.

The mansion of approximately 425 m2 has many bedrooms, living rooms, bathrooms..., a full basement with

cellars.

On the ground floor an entrance hall, a living room/kitchen, a lounge, 2 bedrooms, 2 toilets.

On the 1st floor 5 bedrooms including a large master suite, 4 bathrooms and 4 toilets, a laundry room.

In the basement a wine cellar, a gym or games room, a boiler room and storage rooms.

The residence, whose origins date back to the 19th century, has retained all its charm and authenticity (old parquet floors, fireplaces, period staircases...).

The property offers:

- 2 houses of 116 m<sup>2</sup> (kitchen, living room, dressing room, 2 bedrooms, wc, bathroom, storeroom and garage) and 118 m<sup>2</sup> (kitchen/living room, 3 bedrooms, 2
- a large garage of 100 m<sup>2</sup> (6 vehicles)
- a large swimming pool
- a large planted with hundred-year-old trees

The layout of the property, its character authentic era, its various services, its location, its access, its location are ideal for a commercial project (catering, hotel, reception, head office...) or for a personal project (family home, rental investment, etc.)

Do not hesitate to contact us for more information

## Summary

Property type:	House
Bedrooms:	12
Bathrooms	6
Price	€2,980,000

## Key Information

Internal Area:	660 sqm
Land Area:	0.89 ha

## Location: Auvergne-Rhône-Alpes



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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.

**S. and L. BROWN**

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