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## Drôme Valley - Beautiful Property With Two Dwellings - 30 Mi

**Crest** , **Drôme** , **Auvergne-Rhône-Alpes**



# €680,000

inc. of agency fees

6 Beds   1 Baths   270 sqm   1.15 ha

Drôme Valley, 20 minutes from Valence and 30 minutes from the TGV station, this property nestled on more than one hectare of flat land, consists of two homes offering a total of 270 m2 of living space....

### At a Glance

<b>Reference</b>	MFH-MHF00468	<b>Near to</b>	Crest	<b>Price</b>	€680,000
<b>Bed</b>	6	<b>Bath</b>	1	<b>Hab.Space</b>	270 sqm
<b>Land</b>	1.15 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Drôme Valley, 20 minutes from Valence and 30 minutes from the TGV station, this property nestled on more than one hectare of flat land, consists of two homes offering a total of 270 m2 of living space. The first house, completely renovated in 2010, offers 195 m2 of comfortable living space.

On the ground floor, around a large entrance, a bright living room of 50 m2 with fireplace, a large equipped

kitchen, a master suite with bathroom and dressing room, a laundry room.

Upstairs, around a mezzanine/library space of 40 m<sup>2</sup>, two large bedrooms, a bathroom, as well as a space of 28 m<sup>2</sup>, ready to be converted into an additional bedroom.

The quality renovation combined with comfort services (underfloor heating, excellent insulation, double fireplace) provides a very pleasant atmosphere with a mix of old and contemporary.

Outside, a large sheltered awning, a workshop area, but also a well for watering the property.

The second house, with a surface area of 75 m<sup>2</sup>, offers interesting potential. On the ground floor, a living room which opens onto a terrace, while upstairs, two bedrooms, an office and a bathroom.

Various projects can be considered, ranging from a cottage to a guest house, after some refreshments.

The land, bordered by a stream, can accommodate a swimming pool but also a beautiful play area for horses.

The environment of this property, calm and peaceful, allows you to fully enjoy the countryside, while having quick access to nearby services and transport, all close to amenities.

File on request

## Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	1
Price	€680,000

## Key Information

Internal Area:	270 sqm
Land Area:	1.15 ha

## Location: Auvergne-Rhône-Alpes



## Gallery







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