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In the heart of the Valence countryside, renovated farm with

Valence , Drôme , Auvergne-Rhône-Alpes



€850,000

inc. of agency fees

4 Beds 1 Baths 320 sqm 0.5 ha

10 minutes south of Valence, Ideally located in the countryside, this house of 320 m2 on a quiet plot of 5000 m2, is a rare property in this sought-after area of Etoile sur Rhône. Apart from its location,...

At a Glance

Reference	MFH-MHF305D	Near to	Valence	Price	€850,000
Bed	4	Bath	1	Hab.Space	320 sqm
Land	0.5 ha	Pool	No	Land Tax	N/A

Property Description

10 minutes south of Valence, Ideally located in the countryside, this house of 320 m2 on a quiet plot of 5000 m2, is a rare property in this sought-after area of Etoile sur Rhône. Apart from its location, it will seduce you with its volumes, its brightness and its careful renovation with quality services. It consists of a beautiful entrance opening onto a very bright living room of 72 m2 facing the outside thanks to large aluminum bay

windows opening onto a beautiful terrace surrounding the swimming pool and the entire garden. Continuing on, a glass-roofed office brings charm and modernity. At the back of these rooms, we climb a few steps and arrive at a dining area including a fully equipped kitchen of very good quality, a scullery, all opening onto a dining room with a modern fireplace, surrounded by large bay windows. windows opening onto a wooden terrace. In the other wing of the house (which could be independent), there is a living room of 40m², a corridor will lead to 3 beautiful bedrooms of approximately 13 m² each as well as a bathroom. Upstairs, a modern and classy master suite of almost 44 m² with dressing room, bathroom (with shower and bathtub) with magnificent Italian tiles, Wc, as well as a games room on the mezzanine. On the wooded and landscaped grounds, there is a pond, a vegetable garden, a borehole and automatic watering, and of course the swimming pool. The 150m² outbuildings can accommodate garage, workshop, winter garden of your choice. Heating with new heat pump, double aluminum glazing, electric roller shutters, air conditioning.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€850,000

Key Information

Internal Area:	320 sqm
Land Area:	0.5 ha

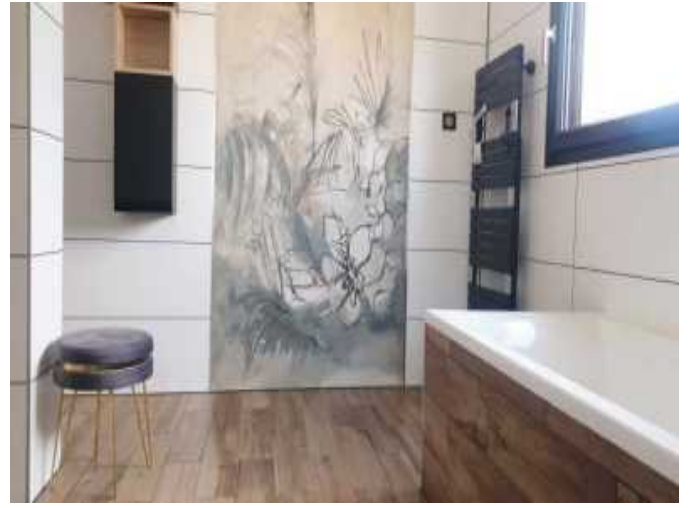
Location: Auvergne-Rhône-Alpes



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