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## For Sale - Valence - Villa - 280 M2 - 6 Bedrooms - Villa - 5

Valence , Drôme , Auvergne-Rhône-Alpes



# €735,000

inc. of agency fees

6 Beds    3 Baths    280 sqm    0.5 ha

15 minutes from the TGV station, in a dominant position over its magnificent 5,000 m2 natural park and its private tennis court, this house and its capacity of 6 bedrooms is idyllic for weekends with...

### At a Glance

<b>Reference</b>	MFH-MHF00458	<b>Near to</b>	Valence	<b>Price</b>	€735,000
<b>Bed</b>	6	<b>Bath</b>	3	<b>Hab.Space</b>	280 sqm
<b>Land</b>	0.5 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

15 minutes from the TGV station, in a dominant position over its magnificent 5,000 m2 natural park and its private tennis court, this house and its capacity of 6 bedrooms is idyllic for weekends with friends and family. A beautiful reception hall, an equipped kitchen and a large, spacious and bright living room of 60 m2 giving direct access to the 40 m2 terrace and its unobstructed view of the Monts Ardéchois. On the first level,

a first night area with 3 large bedrooms, a bathroom with Italian shower and in addition, a master suite of 31 m2 with dressing room and bathroom. At garden level, 2 other additional bedrooms, with an independent shower, a gym/games room, a laundry room, a pantry and a wine cellar. A double garage and an exterior porch that can accommodate 3 vehicles. In addition, gutters, roof passes and new roofing.

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	3
Price	€735,000

## Key Information

Internal Area:	280 sqm
Land Area:	0.5 ha

## Location: Auvergne-Rhône-Alpes



## Gallery







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**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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