



House

MONTELIMAR (26)

429 000 €*

* Agency fees to be paid by the seller



142 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

NEAR MONTELMAR, 5 minutes,... A beautiful makeover for a welcoming and warm property (house + converted outbuilding) of approx. 142 m2 of living space on 3 levels with basement (approx. 100m2), located on the outskirts a few kilometers away from Montélimar, and 5 minutes from the motorway tollbooth, which has everything of the perfect family or holiday home with optimal distribution of rooms, well-organized spaces, while allowing living on one level. Fixed in its 76s style, this house has been given a second lease of life by the owners' desire to bring a touch of modernity to the existing, while giving it a warmer appearance by carrying out an overall refresh. , which lasted almost 29 years. HOUSING (Approx. 110m2): Basement: garage, workshop, cellars, boiler room Ground floor: SAS glazed entrance, large hall, living room with very bright modern insert fireplace with direct access to the terraces via sliding bay windows, fitted kitchen adjoining laundry room giving access to a terrace covered by a French window, sleeping area with hallway, 2 bedrooms all with cupboards, WC with hand basin, window, Bathroom with window shower. Floor: landing, 3rd bedroom adjoining solarium with beautiful open view of the Valley (Rhône and Ardèche) + STUDIO in independent RDJ (Approx 37m2) with barbecue area: outbuilding converted into a pool house with fitted kitchen, WC, shower room with large terrace adjoining the swimming pool. Wood stove heating Skillfully transformed, it now offers very comfortable living spaces, with open and generous volumes, while still enjoying a certain privacy for its guests, both inside and outside Located in end of a dead end, on the edge of a wooded environment, the wooded park of more than 3100 m2 secure, benefits from a ball game, an oversized swimming pool with beach which offers its occupants an outdoor space dedicated to relaxation by its numerous terraces, some sheltered, which frame a large part of the house and by its fitted pool house (summer kitchen and plancha area) with large bay windows, which offers the possibility of a 2nd studio accommodation. Most of the living rooms face the pool side to offer their occupants pleasant views. Services: Appropriate lighting ensures an atmosphere of security and well-being on the terraces A junction of garage, pantry, and numerous cellars, solves the problems of daily stewardship in the basement of approximately 100m2. The outdoor shelter provides parking for 2 vehicles, suitable for motorhomes. New roofing/zincwork. Double-glazed PVC joinery, hinged shutters and aluminum. Oil central heating with radiators. Motorized sliding gate. Videophone. Autonomous sanitation The whole creates a very soothing atmosphere around the house, thus enhanced, which gains in character. Not overlooked, on the heights, the plot leaves complete freedom for other arrangements. A very neat property in impeccable condition. To see quickly Fees payable by sellers Fees are the responsibility of the seller. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



Catherine TAPONARD

MONTELMAR (26200)

Agent

RSAC : 520 683 657 00016

Courts service city :
ROMANS SUR ISERE

(+33)6 08 52 93 32

LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 838436

Property type House

Year of construction 1976

Exposure S-W

View Vue dégagée

SURFACES

Living space 142 m²

Living room surface 35 m²

Land surface 3540 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Number of bathrooms 1

Toilets count 2

Washrooms 1

Terrace 1

DPE/GES

DPE 169

GES 49

APPENDIX

Parking couvert

Parking space 10

Garage 1

Cellar 1

Videophone Oui

SERVICES

Heater bois

Heater fuel

Kitchen aménagée

Swimming-pool Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle