

450 000 €

Contact agency

Caron Immobilier

689 avenue de Cannes

06210 Mandelieu-la-Napoule

04 93 47 59 51 / agence@caronimmobilier.fr

For sale house

5 rooms

Surface : 174 m²

Surface of the land : 1385 m²

Year of construction : 2000

Exposition : Sud est

View : Campagne

Hot water : Electrique

Inner condition : a refresh

External condition : GOOD

Couverture : tiling

Features :

POOL, fireplace, double glazing, GARAGE,

Laundry room, Automatic gate, CALM

3 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

2 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

04/07/2025 - Prix T.T.C



House 35 Saulce-sur-Rhône

Beautiful Villa in Drôme Provençale – Panoramic View Halfway between Valence and Montélimar, in the heart of a preserved natural environment, this 174 m² villa located in Saulce-sur-Rhône offers a rare and sought-after living environment. Located on a landscaped plot of 1,385 m², in a confidential and very residential subdivision, the property benefits from an exceptional viewpoint over the fields, the countryside and the reliefs of the Drôme. The villa is distinguished by a large, bright living room, opening onto the terrace and the swimming pool, ideal for entertaining and fully enjoying the Provençal sweetness. The ground floor houses a master suite with private bathroom and a second bedroom opening onto the terrace and swimming pool; while the upper floor offers two bedrooms with access to a panoramic terrace, a veritable balcony opening onto nature. A large basement completes this property with garage, laundry room, storeroom and potential for a wine cellar. In the immediate vicinity of the listed village of Mirmande, this villa combines comfort and quality of life, less than 20 minutes from the TGV station. A rare property combining elegance, calm and a beautiful view. Contact Mr. Régis Caron 0612550930 Caron Real Estate

Fees and charges :

450 000 € fees included