

## Price on request

### Contact agency

BBII - Danielle Steens

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For sale fold

6 rooms

Surface : 150 m<sup>2</sup>

Surface of the living : 50 m<sup>2</sup>

Surface of the land : 30950 m<sup>2</sup>

Year of construction : 1900

Exposition : Plein sud

View : Panoramique

Hot water : Thermodynamique

Inner condition : excellent

External condition : GOOD

### Features :

POOL, 2 terraces, attic, cellar

4 bedroom

1 terrace

4 showers

4 WC

2 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

27/01/2026 - Prix T.T.C



## Fold 9011-4 Rémuzat

REMUZAT in the Drôme: Between AVIGNON and VALENCE, nestled in the heart of the regional parks of Vercors, Monts d'Ardèche, and Luberon. A beautiful stone house perched on a hill offering stunning unobstructed views of this Provençal landscape. Situated on a 3-hectare plot, this farmhouse has been fully renovated while respecting the traditional architecture. The ground floor, covering 94.50m<sup>2</sup>, includes a living room, a fitted and equipped dining kitchen, a pantry, one bedroom, a shower room, and a separate toilet. On the mezzanine floor, covering 37m<sup>2</sup>: one bedroom, an office, and a shower room with a toilet. Attic space of 20.70m<sup>2</sup> ready to be converted. PLUS: Two independent studios for hosting guests or offering rental accommodations. The first studio measures 18m<sup>2</sup> and is located on the ground floor of the house, while the second, measuring 20m<sup>2</sup>, is set in a vaulted space. A shed, a workshop, and a cellar complete this property. The Desjoyaux swimming pool, 10m x 5m, faces due south with views over the valley and mountains. A truffle orchard was planted with 90 trees 25 years ago. The land is also planted with fruit trees (plums, cherry, pine, fig, etc.). Two natural springs provide irrigation. No work needed in this house: roof in good condition, recent heat pump (reversible heating and water distribution), collective sewage system, wooden double-glazed windows with wooden shutters. This former shepherd's house is located 3 km from the

village center, offering peace and quiet without isolation. Nearby amenities include:



### Fees and charges :