

## Price on request

### Contact agency

**BBII - Danielle Steens**

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### For sale fold

**6 rooms**

**Surface : 150 m²**

**Surface of the living : 50 m²**

**Surface of the land : 30950 m²**

**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 show ers

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 Lubéron. 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 94.50m², 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 37m²: one bedroom, an office, and a shower room with a toilet. Attic space of 20.70m² ready to be converted. PLUS: Two independent studios for hosting guests or offering rental accommodations. The first studio measures 18m² and is located on the ground floor of the house, while the second, measuring 20m², 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 :

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