



## Plots of land for sale in Ardeche



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 160,000

### Posizione

Nazione:	France
Indirizzo:	Flaviac
Pubblicato:	22/01/2025

Descrizione:

Plots of land for sale in Ardeche France

Esales Property ID: es5554183

On the municipality of Flaviac (07000) 579,805 m2, on the municipality of St.Julien-en-St.Alban (07000) 131,400 m2.

Together 711,205 m2, 71.1 hectares

### Property Details

Unveiling Your Vision: Expansive Land for Development in the Heart of Ardèche, France

Imagine owning a sprawling canvas of land exceeding 71 hectares (711,205 square meters) nestled amidst the captivating landscapes of Ardèche, southern France. This exceptional opportunity awaits in the municipalities of Flaviac and St. Julien-en-St-Alban, offering the perfect foundation to bring your development vision to life. South of Lyon and approximately 40 kilometers southwest of Valence, this



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strategic location allows you to tap into a vibrant region renowned for its natural beauty, rich history, and flourishing tourism industry. Embrace the chance to create a legacy project that blends seamlessly with the surrounding environment and caters to the growing demand for unique experiences in Ardèche.

### A Landscape of Enchanting Beauty:

The Ardèche region captivates with its breathtaking scenery. Imagine rolling hills adorned with vineyards and lavender fields, charming villages nestled amidst verdant valleys, and the powerful Ardèche River carving its way through dramatic gorges. This exceptional landholding offers the potential to integrate your development project flawlessly into this captivating landscape. Imagine incorporating sustainable practices and eco-friendly designs that harmonize with the natural environment, creating a haven that respects the unique character of Ardèche.

### Strategic Location: A Gateway to Exploration:

The land's strategic location in Flaviac and St. Julien-en-St-Alban positions you perfectly to capitalize on the region's thriving tourism industry. With easy access to major transportation links, your development project will be readily accessible to visitors seeking an unforgettable Ardèche experience. Imagine offering a haven for nature enthusiasts, history buffs, and those seeking a taste of the French countryside. Proximity to charming villages like Vogüé and Balazuc, with their medieval castles and cobbled streets, adds another layer of allure to the location.

### Endless Development Possibilities:

This expansive landholding presents a multitude of possibilities for development, allowing you to tailor it to your unique vision. Imagine creating a luxurious eco-resort, where guests can immerse themselves in the natural beauty of Ardèche while enjoying world-class amenities. Alternatively, envision a charming collection of vacation rentals or glamping sites, catering to those seeking a more rustic and immersive experience. The possibilities extend to developing a sustainable vineyard or a working farm, offering visitors a taste of authentic Ardèche life. No matter your vision, this exceptional landholding provides the perfect foundation for creating a thriving destination.

### A Rich Tapestry of History and Culture:

The Ardèche region boasts a rich tapestry of history and culture waiting to be explored. Imagine incorporating historical elements into your development project, showcasing the region's fascinating past. The nearby Pont d'Arc, a natural limestone arch bridge dating back millennia, and the Chauvet Cave, adorned with prehistoric paintings, offer opportunities to connect your project to the region's heritage. Additionally, by partnering with local artisans and producers, you can celebrate the region's unique culture and create a truly authentic experience for your guests.

### A Thriving Community Awaits:

Owning this exceptional landholding isn't just about development; it's about becoming part of a vibrant community. The Ardèche region is renowned for its warm hospitality and welcoming locals. Imagine



collaborating with local businesses, partnering with farmers and artisans, and creating a project that benefits the entire community. By fostering a collaborative spirit and respecting the local way of life, you can ensure your development project is embraced by the Ardèche residents.

## Embrace the Potential:

This expansive landholding in Ardèche represents an extraordinary opportunity to create a legacy project. With its breathtaking location, strategic positioning, and endless development possibilities, this exceptional property allows you to shape the future of Ardèche tourism. Contact us today to explore the possibilities and discover how this remarkable landholding can become the foundation for your vision in the heart of southern France.

## About the Area

### Ardèche: A Tapestry of Nature, History, and Adventure

Nestled in the heart of southern France, the Ardèche region unveils a captivating tapestry of natural beauty, rich history, and thrilling adventures. Imagine a landscape where rolling hills adorned with vineyards and lavender fields give way to dramatic gorges carved by the powerful Ardèche River. Charming villages with cobbled streets and ancient castles whisper tales of bygone eras, while cascading waterfalls and hidden caves beckon exploration. Ardèche offers a haven for nature enthusiasts, history buffs, and anyone seeking a rejuvenating escape into the French countryside.

### A Paradise for Outdoor Enthusiasts:

The Ardèche landscape is an adventurer's playground. Imagine traversing the breathtaking Pont d'Arc, a natural limestone arch bridge towering over the turquoise waters of the Ardèche River. For the truly adventurous, kayaking and canoeing through the dramatic gorges offer stunning views and exhilarating rapids. For those seeking a more leisurely pace, miles of hiking and biking trails meander through verdant valleys and charming villages. Climbers can test their skills on the towering cliffs of the Gorges du Chassezac, while spelunkers can delve into the depths of prehistoric caves like the Chauvet Cave, adorned with magnificent cave paintings dating back millennia.

### A Journey Through Time:

Ardèche boasts a rich tapestry of history waiting to be explored. Imagine stepping back in time and exploring the imposing medieval castles that dot the landscape. The imposing Château de Vogüé, perched atop a rocky cliff, offers breathtaking views of the surrounding countryside and unveils centuries of fascinating history. Venture further and discover the intriguing Pont d'Arc natural arch, a testament to the region's geological wonders and a significant landmark for early humans. Delve into the captivating museums and historical sites scattered throughout the region, each one whispering tales of bygone eras and the rich cultural heritage of Ardèche.

### A Haven for Relaxation and Gastronomic Delights:



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Beyond its adventurous pursuits and historical treasures, Ardèche offers a haven for relaxation and culinary indulgence. Imagine soaking up the warm sunshine in a charming village square, sipping on a glass of locally produced wine, and savoring the delectable flavors of the region. Ardèche cuisine is a celebration of fresh, seasonal ingredients. Imagine indulging in hearty stews, indulging in creamy cheeses produced in local caves, and sampling the region's renowned lavender honey. For a truly authentic experience, visit local markets overflowing with fresh produce, handcrafted goods, and regional specialties. Ardèche offers the perfect blend of outdoor adventure, historical exploration, and quintessential French charm, ensuring an unforgettable experience for every visitor.

## Main Features

- \* 711205 m2 of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in France fast online.

## Comune

Camere da letto: 711205

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.617.815

