



## ARDECHE: Nugget in a natural area



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 204,154.52

### Location

Country: France  
State/Region/Province: Provence-Alpes-Côte d'Azur  
ZIP code: 07140  
Posted: May 12, 2024

### Description:

AB CERTIFIED SET by ECOCERT. At an altitude of 600 m, in an idyllic setting, where the municipal road ends on the heights of the commune of Vans, an old chestnut orchard of 1.3 ha awaits you. A breeding tunnel greenhouse (21/8m), insulated and reinforced according to standards, has been erected there and would be ideal for a project with laying hens. The place offers free rein to multiple agricultural projects (chestnuts, honey, fruit trees, wood...); or not (secondary residence), while preserving an exceptional quality of life! A few hundred meters away, a building from the 1850s has been optimally renovated! Upstairs there is a very bright staff accommodation (one room) of more than 27 m<sup>2</sup>. One of the doors opens onto a small south-facing terrace. This structure is arranged under a solid chestnut frame, and also includes a kitchen area and separate bathrooms. The wood stove purrs there. The window openings, 80 cm deep, are all equipped with double glazing. The roof, typical and in perfect condition, has been renewed in slate with OMEGA10 tiles (water and air proof). The insulation is made from wood wool. Very recent developments; such as plumbing, electricity, individual sanitation (micro wastewater treatment plant) are always guaranteed by the craftsmen. On the ground floor, there is a new, operational processing laboratory, which was manufactured according to European standards. It consists of two rooms and a concrete cellar. This pretty agricultural property, isolated but in the heart of a small hamlet, is located between Vans (07), Genolhac (30) and Villefort (48). Agent of the Real Estate Group - Ms. Cécile TRIBOULIN - tel: 06 41 46 69 57 - Email: [c.triboulin@groupeentimmo.net](mailto:c.triboulin@groupeentimmo.net) Ei Cécile TRIBOULIN RSAC no 981 913 759 Aubenas Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Built: 1800



## **Common**

Bedrooms: 1  
Finished sq. ft.: 70 sq m  
Lot Size: 13600 sq m

## **Room details**

Total rooms: 4

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/GKAD-T68696/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T68696/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 541\_34810

