



GD2418

## Fully Restored Stone Mas with 4 ha of Vineyards and Outstanding Panoramic Views

**RATE** 2 390 000



**Majestically perched on the hillside, this stone mas of approximately 300 m<sup>2</sup> blends historic charm with superb contemporary renovation. Bathed in light, offering expansive volumes and commanding views, it is a truly outstanding property.**



Total area **8 ha**



Vineyard surface **4 ha**

Residential built **300**



Agricultural built surface

**150 m<sup>2</sup>**



surface

m<sup>2</sup>Appellation **Drôme**

## Description of the House

This stone house, traditional on the outside yet entirely contemporary on the inside, offers a remarkable balance between Provençal authenticity and modern comfort. Perfectly insulated for year-round efficiency, it benefits from a reversible underfloor heating system that ensures natural coolness throughout the summer and optimal thermal comfort in winter.

## Light & Views

Thanks to its commanding hillside position, the house enjoys exceptional natural light and open views from every room, including the bathrooms. The interior volumes have been redesigned to capture and enhance the light at all times of day.

## Layout & Volumes

With a surface area of approximately 300 m<sup>2</sup>, the house offers volumes that are rare for a traditional stone property, featuring generous ceiling heights, particularly on the upper floors.

The layout includes:

- A spacious master bedroom with en-suite bathroom.
- A very large duplex bedroom, also with its own private bathroom.
- Two additional bedrooms, sharing a third bathroom.
- A guest WC on the ground floor.



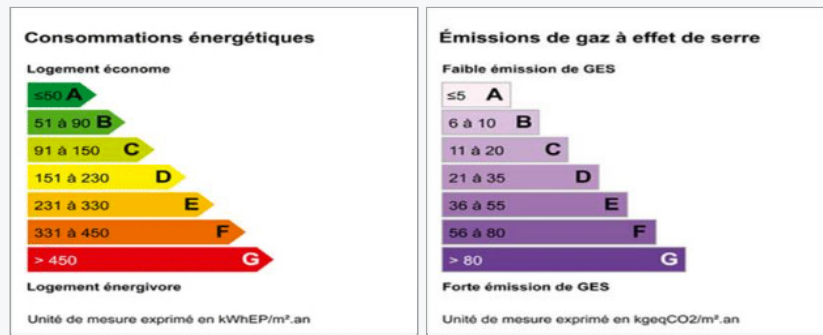
- A loft space of over 40 m<sup>2</sup>, offering further potential or generous storage.

## Exceptional Living Spaces

The double living room on the ground floor benefits, at the rear of the house overlooking the sloping terrain, from a ceiling height of more than 4 metres. This dramatic volume captures the light beautifully and introduces a rare sense of modernity to a traditional stone home.

## Outbuildings

A garage located at the back of the house completes the property.





## Prices

★ less than 1.5 million euros

★★ between 1.5 and 3 million euros

★★★ between 3 and 5 million euros

★★★★ more than 5 million euros