

La Bergerie: 6 bedroom Mas in St Restitut, Drome, Rhone Alpes

Price: 3,000,000 Euros



Interior

Rooms: 9

Bedrooms: 6

Habitable surface: 340m²

Living room surface: 75m²

Bathrooms: 2

Shower rooms: 1

WC's: 3

Floors: 3

Basement: 60m²

Wine cellar: 10m²

Terrace: 10m²

Year of Construction: 1600 but entirely renovated in 2004

Kitchen: Fully equipped & fitted

Heating: Fuel & Wood

Exterior

Land: 20,000m²

1 Workshop

1 Garage

4 exterior parking places

Taxe Fonciere: 2200 Euros per year

Taxe d'habitation: 1800 Euros per year

The Property

“La Bergerie” means shepherd’s house in English and this property used to be exactly that. It has been magnificently renovated to an impeccable standard oozing Provencal charm and elegance which combine to create a truly unique property. This 17th century house is actually built into the natural rock face and as it is constructed from local stone it harmoniously blends in with the rock face and its other natural surroundings.

This property is split over 3 levels and comprises 6 bedrooms, 3 reception rooms, fully fitted and equipped kitchen, an office, basement, 3 WC’s, 2 bathrooms and a shower room. La Bergerie has an open-plan design with sweeping arches linking the hallway with the living room and dining room which opens out onto the terrace which has fantastic views of the vast gardens, orchard and swimming pool. The 6 bedrooms can be described as follows:

Bedroom 1: King size bed with fitted wardrobes plus ensuite bathroom which has double sinks and a bathtub with a shower.

Bedroom 2: Two single beds with fitted wardrobes and fantastic views from the window. The shower room with WC and sink is just next to it

Bedroom 3: King size bed with fitted wardrobes

Bedroom 4: King size bed with fitted wardrobes

Bedroom 5: Queen bed with fitted wardrobes

Bedroom 6: Queen bed with fitted wardrobes

Bedrooms 3-6 included share a bathroom with a shower and double sinks plus a separate WC.

Outside you will find a garage which has been converted into a workshop while the other half remains a garage- the whole thing could be converted into a gite. There are also numerous outside parking places. There is a fabulous courtyard naturally sheltered by the rock face and the surrounding trees from which you can enjoy a summer barbeque and aperitifs. There is also a terrace accessible from the dining room and a further terrace above the garage/workshop. The property is set within 5 acres of grounds set on various levels of which there is half an acre of landscaped gardens, an acre of orchard (with plum, apricot, cherry and almond trees) and 3 and a half acres of private woodland. Within the garden there is a 10m by 5m swimming pool with a pool house surrounded by Oleanders.

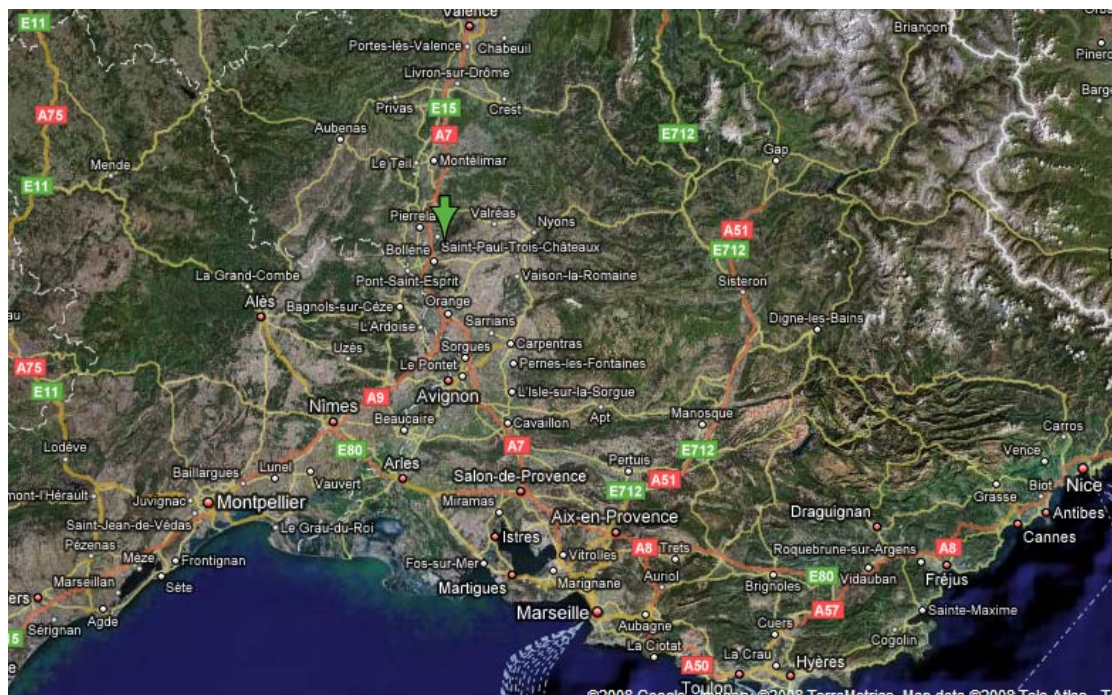
Additional Amenities:

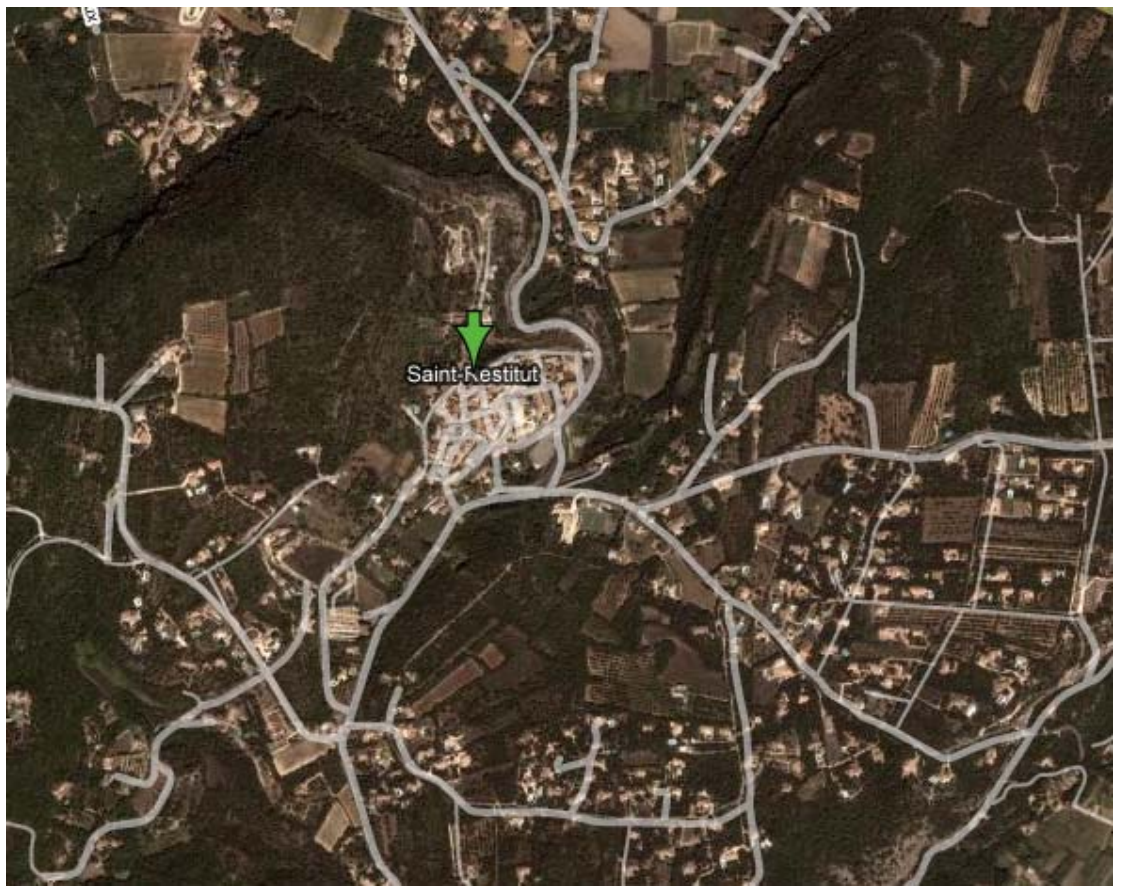
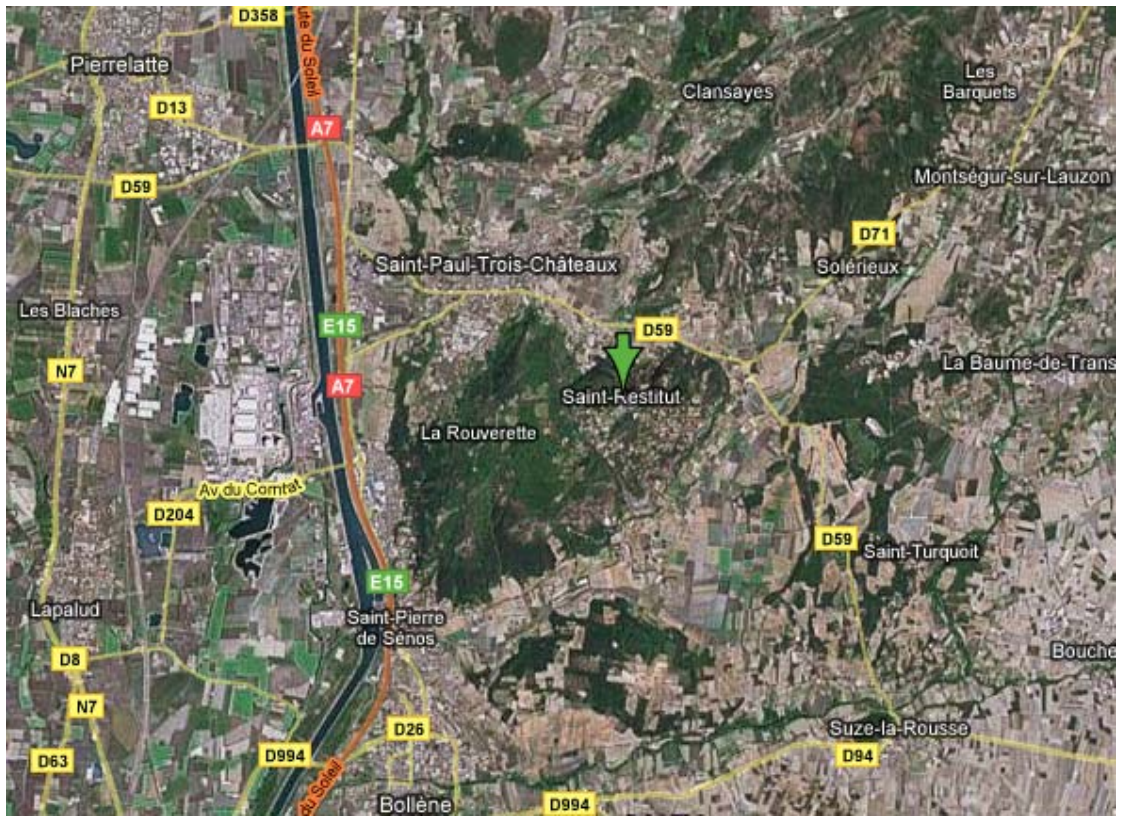
- Broadband Internet connection
- Satellite TV

Location:

The house is located just 800m from the medieval village of St Restitut- a charming Provençal village perched on a hilltop. This small village of 1400 year-round inhabitants has a hairdresser, pharmacy, post office, bakery, 3 restaurants, church and a primary school. For a wider choice of shops and amenities you can travel to the neighbouring medieval town of St Paul Trois Chateau which has no less than 4 Gastronomic restaurants, 4 more regular restaurants, 2 hairdressers, post office, newsagents, grocers, supermarket, opticians, bank, numerous boutique shops and a 14th century Cathedral. St Paul has daily markets in the town square where a whole variety of local produce and crafts can be bought.

The Drome Provençal has such a great number of cultural spots of interest it is impossible to name them all here however here we note the major ones. Vaison La Romaine (18km away) hosts annual musical and dance events in their Roman Amphitheatre but also weekly markets. The Papal city of Avignon is well known for its rich history and theatre with a festival every summer. If you are an opera fan then Orange (12 km away) hosts fantastic shows in its Roman Amphitheatre but also has colourful markets a few times a week. Last but no least is the majestic Chateaux de Grignan, built on a hill with superb views it hosts many concerts within its grounds.





Schools

- St Paul Trois Chateaux (5 mins drive): secondary & primary school
- St Restitut (10 mins walk): primary school

Transport Links

- St Restitut: Taxi Rank, Bus stop
- St Paul Trois Chateaux: Taxi Rank, Bus stop
- Pierrelatte (15 mins drive): Train Station, Taxi Rank, Bus stop
- Avignon (45 mins drive): Airport, TGV train station, Taxi Rank, Bus stop

Other international airports include- Nimes (45 mins), Montpellier (1hr 15 mins), Marseille (1hr 15 mins), Nice (3 hrs)

Hospitals

- Montelimar Private clinic & Hospital (30 mins drive)
- Orange Private clinic & Hospital (30 mins drive)
- Avignon Private clinics & Hospital (45 mins drive)

Click below for interactive map:

<http://maps.google.com/maps?f=q&hl=en&geocode=&q=St+Restitut,+France&sl=44.336327,4.791906&sspn=0.008257,0.023389&ie=UTF8&ll=44.331646,4.793386&spn=0.016515,0.046778&t=h&z=15>

Photos of St Restitut

The Church:



The School



View from the village



The bakery



The Mairie (Town Hall) & post office



Photos of St Paul Trois Chateaux

The Cathedral



The Mairie (Town Hall)



Town Square



2nd Town Square (used for markets)



Typical Pedestrian Rd



A Typical boutique shop



Photos of exterior of house & surroundings

Entrance to Property



Quiet lane which accesses property



Private Drive leading to house



Parking & garage



Garage & Workshop



Inside workshop



Inside garage



Dining spot under oak tree



The house and raised garden



View from the rock face



Raised Garden & Pool



Garden View from Courtyard



View from “roundabout”



View from Pool



Pool, Pool House & House



Back of House & Garden



Workshop (right) & House (ahead)



The Terrace



The Terrace



View from Raised Garden



The Courtyard



The "Roundabout"



The Pool & Lower Garden



View from Terrace



The Pool



Photos of interior of house

The Entrance Hall



Living Room



2nd Living Room



Dining Room



Living Room



Bedroom 1



Ensuite Bathroom (Bedroom 1)



Bedroom 2



Shower Room & WC 1



Bedroom 3



Bedroom 4



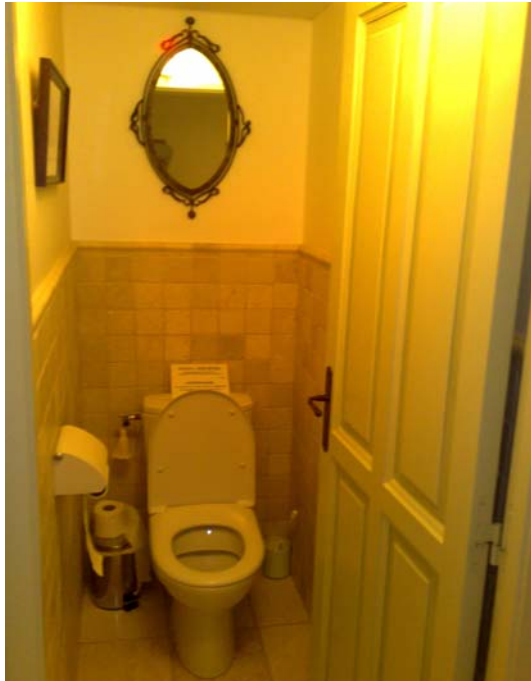
Bedroom 5



Bedroom 6/Storage:



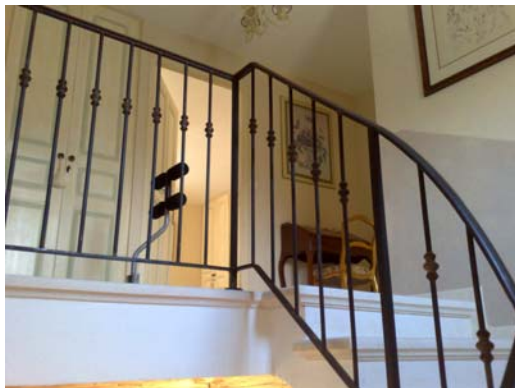
WC 2



Staircase leading to bedrooms 3-6



Staircase leading to bedroom 1 & 2



Bathroom 2



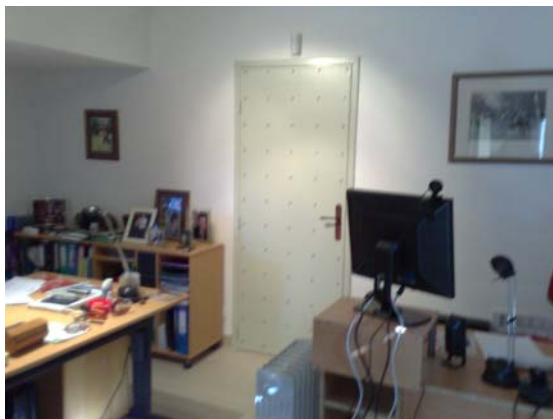
The Kitchen



Wine Cellar



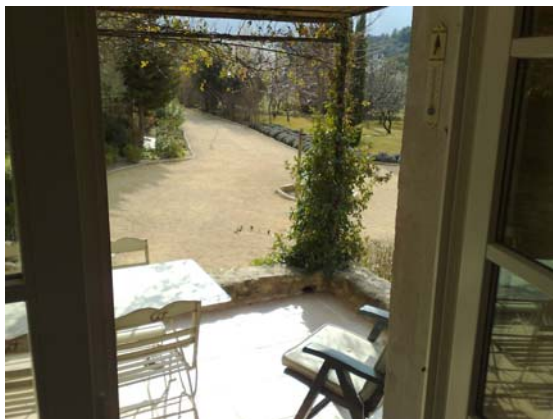
Office leading to wine cellar



Sweeping arch into Hallway



Opening to terrace from dining room



Door to 3rd WC

