

Delightful turnkey home in historic village center, scenic views, walkable location, rental income potential

EXCLUSIVE



INFORMATION

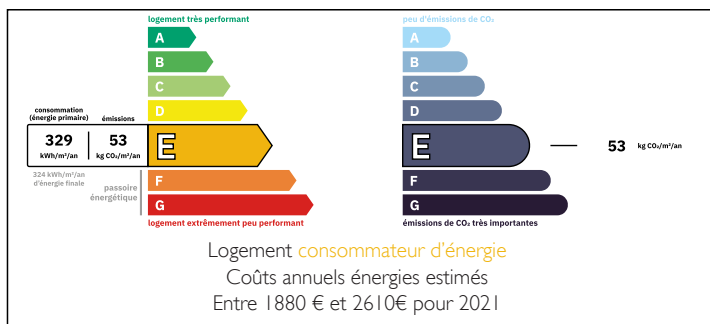
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|-------------|-------------------|
| Town: | Vaison-la-Romaine |
| Department: | Vaucluse |
| Bed: | 3 |
| Bath: | 3 |
| Floor: | 110 m2 |
| Plot Size: | 17 m2 |

IN BRIEF

Escape to the charm of Provence with this beautifully maintained, low-maintenance home nestled in the heart of Vaison-la-Romaine's historic district. Enjoy stunning views of the medieval château, and stroll to local bakeries, cafés, and shops just steps from your door.

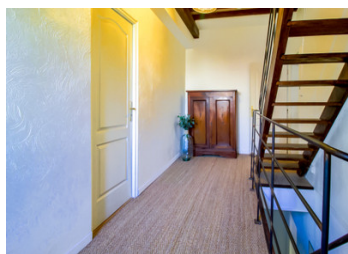
This fully furnished home is ideal as a vacation getaway, a lock-and-leave second residence, or an income-generating seasonal rental. Its prime location and authentic character make it a sought-after spot for travelers exploring the region.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1734 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This charming restored village house is nestled in the heart of the upper town of the famous Provençal medieval village of Vaison-la-Romaine. Discover life in a picturesque post card of Provence.

This property is perfect for a holiday home with 3 bedrooms, 3 bathrooms, terrace, and proximity to all the famous tourist sights of this Côtes du Rhône area.

Vaison-la-Romaine is well known for its beautiful weekly market and many restaurants, shops and amenities such as an excellent cinema, concert halls, a hospital, beautiful old buildings and Roman ruins.

This house is located on a calm street tucked away from a small medieval market square. The village car park is about 150m away and it is possible to unload 15m in front of the house, a great advantage!

The ground floor offers a spacious living room with closed fireplace, a dining room, a kitchen with a small balcony, and a WC.

Arriving at the top of the stairs to the first floor, you find a generously large open landing leading to two large double bedrooms, each with ensuite bathrooms.

The second floor offers a sunny bedroom (or office) opening onto a 17.5 m² terrace with stunning views of the old château of Vaison-la-Romaine. Discover this true corner of peace to read, sleep, or practice yoga.

Underneath the house is a large vaulted cellar with stone benches, a perfect setting for aperitifs or wine tastings with friends to sample some of the local Côtes du...