

Fully Furnished Low Maintenance Village House – Ideal Seasonal Rental in the Heart of Vaison-la-Romaine

EXCLUSIVE



INFORMATION

Town:	Vaison-la-Romaine
Department:	Vaucluse
Bed:	3
Bath:	3
Floor:	110 m ²
Plot Size:	17 m ²

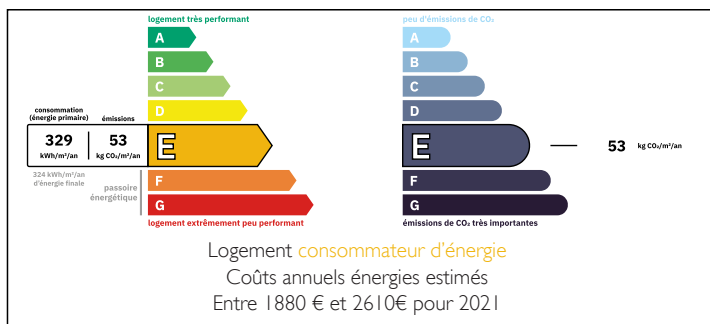
IN BRIEF

This fully furnished and tastefully restored village house of approximately 110 m² is perfectly located in the historic upper town of Vaison-la-Romaine, one of Provence's most beloved and picturesque villages.

Set in a peaceful cobbled lane just 150 meters from public parking, this charming home is move-in or rental-ready, making it an ideal property for a seasonal rental investment or a holiday home. Its exceptional location offers easy access to all the cultural, historical, and culinary attractions of the Côtes du Rhône 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.



DESCRIPTION

A Home Ready to Welcome Guests or Family :
Thoughtfully laid out to accommodate holidaymakers seeking both authenticity and comfort, this property features:

- Three spacious bedrooms, each with its own en-suite bathroom or shower room
- A 17.5 m² terrace with stunning views of the castle of Vaison-la-Romaine
- A generous living room with fireplace, a sunken dining area, and a fully equipped kitchen with balcony
- A typical Provençal vaulted cellar — perfect for wine tastings or apéritifs
- An independent utility/storage room, ideal for storing bicycles or equipment

LOCAL TAXES

Taxe foncière:	1734 EUR
Taxe habitation:	EUR

NOTES

A Prime Location to Enjoy the Best of Provence :
Tucked away on a quiet cobbled lane, just 150 meters from public parking (with the possibility to unload 15 meters from the front door), the house offers easy access while maintaining privacy and tranquility.

Vaison-la-Romaine is renowned for its lively Provençal market, excellent restaurants, artisan shops, Roman ruins, and charming historic center. The town also offers full amenities: cinema, concerts, hospital, cultural events, and sports activities.

Strong Rental Potential in a Popular Tourist Region :
With its prime location, authentic charm, and modern comforts, this property offers excellent potential for short-term rental income, particularly during the high tourist season.

Disposition:

Ground floor:
Living room 31.5 m² including dining room
Kitchen 5 m² with access to balcony 3m2
WC + sink 3m2