

VAISON-LA-ROMAINE - Villa with stunning views, privacy, spacious terrace, garage, cellars, to renovate



INFORMATION

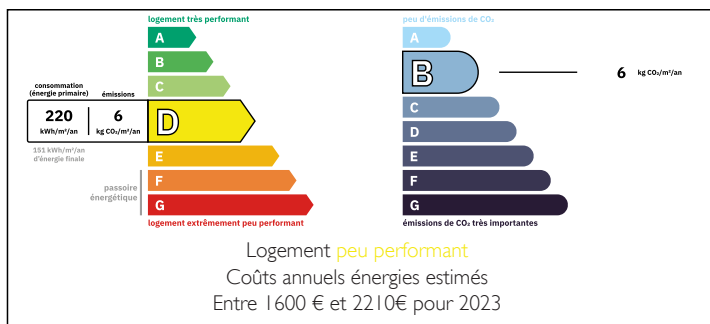
Town:	Vaison-la-Romaine
Department:	Vaucluse
Bed:	3
Bath:	1
Floor:	122 m2
Plot Size:	1404 m2



IN BRIEF

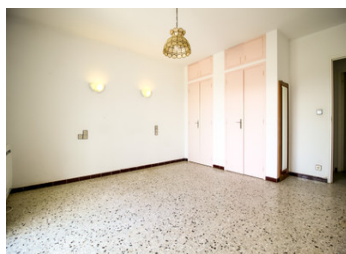
Rare chance to own a panoramic view of picturesque Vaison-la-Romaine and its medieval château. Sunny villa with 3 bedrooms, large garden spaces and terraces for outdoor living offers opportunity for creative updating.

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: 1153 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This mediterranean villa enjoys a sought-after secluded and dominant position overlooking the picturesque upper town and château of the famous Provençal medieval village of Vaison-la-Romaine.

This property is perfect for both year-round and holiday living with 3 sunny bedrooms, 1 large bathroom, office, large veranda and terrace, garage, private off-street parking, 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.

The property welcomes you into the front garden with olive and fig trees and a covered porch area. The ground floor includes a separate kitchen, adjoining large family room with a wood burning fireplace, veranda/sunroom, terrace, 2 bedrooms, bathroom, and small office. The third bedroom is reached from its own staircase.

Underneath the house via independent access is a large garage, 3 cellar spaces and a seasonal sleeping space with its own WC, providing additional storage and hobby space.

The villa was built in 1970. Works to be foreseen, ask us for more information.

Heating : electric radiators, air conditioning, wood burning fireplace

Disposition:

Ground floor:

--South Terrace 14 m²

--Kitchen 12 m²

--Living room 24.5 m²

--Veranda 19 m²

--North Terrace 13.5 m²