

Bright villa with pool, landscaped garden and basement – Quiet residential area near the center of the town.



INFORMATION

Town:	Vaison-la-Romaine
Department:	Vaucluse
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	704 m2

IN BRIEF

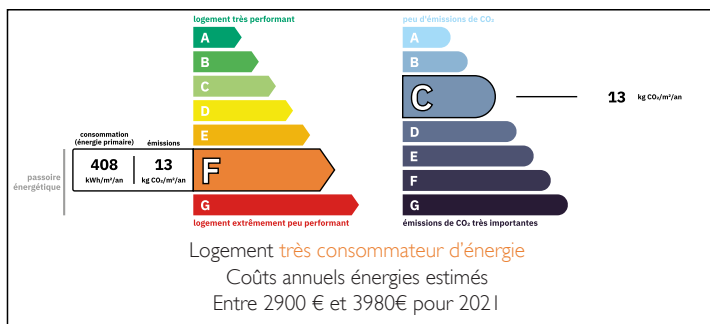
A welcoming and functional home designed for relaxation and entertaining

The house offers around 110 m² of living space, with a bright veranda of 17 m² that opens onto the main living area. This sunlit space is ideal for morning coffee, reading, or entertaining guests in any season. The spacious living and dining area features a unique split-level layout with a lower lounge area and a mezzanine, adding a touch of character and vintage charm. The 1970s design elements reflect a style that is once again trending and offer great potential for a tasteful, modern reinterpretation.

The independent kitchen is fully equipped and connects to a pantry/laundry room, with direct access to the large basement garage, making everyday life both practical and efficient.

The home features three comfortable bedrooms, one of which includes a private washbasin.

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: 1877 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in one of the most sought-after and peaceful neighborhoods of Vaison-la-Romaine, just a short walk from the historic town center, this charming single-story villa is the perfect choice for a primary residence, holiday home, or retirement property. Surrounded by a beautifully landscaped and fully enclosed 704 m² garden, this property offers comfort, privacy, and easy access to all amenities.

Prime location close to everything

Set on a quiet residential street with no overlooking neighbors, the villa enjoys an exceptional location: just minutes from shops, schools, restaurants, the famous Provençal market, and numerous cultural attractions.

Vaison-la-Romaine, nestled in the heart of Provence, is renowned for its mild climate, rich heritage, vibrant cultural life, and high quality of living – all year round.

Three bedrooms and flexible spaces for family and guests

The home features three comfortable bedrooms, one of which includes a private washbasin. The bathroom is fitted with both a shower and a bathtub, and there is a separate toilet.

Bright and well-proportioned, the interior layout makes the house perfect for families, retirees welcoming grandchildren, or guests staying for holidays.

A private, lush garden with heated pool and outdoor living areas

The 704 m² garden is fully fenced and planted with trees and shrubs, creating a true oasis of privacy. Several outdoor areas provide the perfect setting for dining, sunbathing, or relaxing in the shade.

A covered terrace near the living room is ideal for outdoor meals and includes a built-in barbecue —...