

Beautiful spacious villa with independant apartment, large pool and beautifully landscaped garden



## INFORMATION

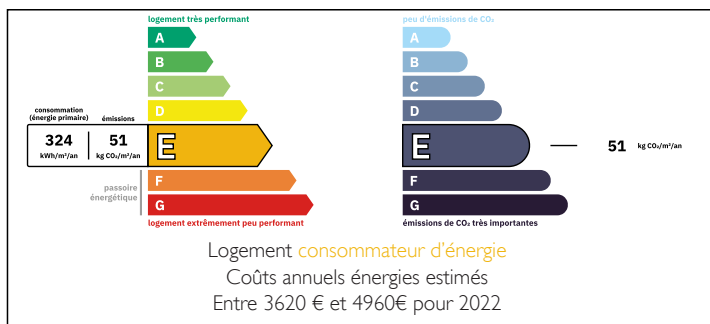
Town:	Vaison-la-Romaine
Department:	Vaucluse
Bed:	5
Bath:	2
Floor:	240 m2
Plot Size:	1396 m2

## IN BRIEF

Just 2 km from Vaison-la-Romaine, in a quiet and sought-after area, this spacious Provençal home offers approx. 240 m<sup>2</sup> of living space including an independent apartment. Set on a beautifully landscaped 1,396 m<sup>2</sup> plot, it features a 14x7 m swimming pool with terraces, a 100 m<sup>2</sup> pool house with summer kitchen, and several private outdoor spaces. The main level includes a bright living room with fireplace, kitchen, 3 bedrooms, and bathroom. Upstairs, the guest apartment has its own terrace with open views. Extras include garage, cellar, greenhouse, well, BBQ and pizza oven. Built in 1977 and in good condition, some updating would enhance its charm. A peaceful retreat with great potential just minutes from town.



## 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

Just 2 kilometres from the heart of Vaison-la-Romaine, in one of the area's most sought-after residential neighbourhoods, this beautiful home offers a rare opportunity to live in comfort, space, and serenity in the heart of Provence.

Set on a charming and fully enclosed plot of 1,396 m<sup>2</sup>, this spacious, light-filled residence boasts approximately 240 m<sup>2</sup> of total living space, including a fully independent apartment ideal as a guest suite, gîte, or even private workspace. With a stunning swimming pool, generous summer kitchen, and multiple terraces, the property is perfectly designed for relaxed outdoor living and entertaining.

## LOCAL TAXES

**Taxe foncière: 2500 EUR**

**Taxe habitation: EUR**

The Main Residence – Single-Level Comfort and Style

As you step inside the main house, you are greeted by a spacious entrance hall leading to a luminous 56 m<sup>2</sup> living and dining room with a cosy fireplace, perfect for gatherings in every season. The adjoining 20 m<sup>2</sup> kitchen is partly equipped and offers ample room for meal preparation, with potential to customise the space to your taste.

The main floor also features three comfortable bedrooms, a bathroom, and a separate WC, all arranged for easy single-level living. Generous windows throughout allow natural light to pour in, while the connection to the garden and terraces enhances the sense of openness and indoor-outdoor flow.

Independent Apartment – Flexibility and Privacy

On the upper floor, an independent apartment offers exceptional flexibility. With its own entrance, this private space includes a living room, kitchen, bathroom, WC, and charming attic rooms that can

## NOTES