

## Beautiful Provençal Home with Swimming Pool, Vineyard Views and Exceptional Setting near Vaison-la-Romaine



## INFORMATION

Town:	Vaison-la-Romaine
Department:	Vaucluse
Bed:	3
Bath:	3
Floor:	139 m <sup>2</sup>
Plot Size:	1675 m <sup>2</sup>

## IN BRIEF

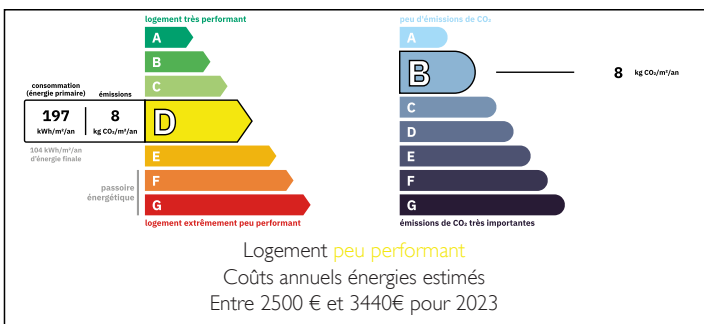
Nestled in an idyllic countryside setting just a few minutes from the heart of Vaison-la-Romaine, this charming Provençal property offers a rare opportunity to embrace the relaxed lifestyle for which Southern France is so highly regarded.

Surrounded by vineyards, mature Mediterranean gardens and open views across the rolling landscape, the property enjoys an atmosphere of tranquillity and privacy while remaining close to all amenities, restaurants, markets and cultural attractions.

Set within 1,675 m<sup>2</sup> of established grounds, the house offers approximately 139 m<sup>2</sup> of living space and combines authentic Provençal character with comfortable family accommodation.

Approached via a peaceful country lane, the property immediately captivates with its traditional tiled roofs, soft-coloured façades, mature cypress

## 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

The bright and welcoming living spaces enjoy a south and east-facing orientation, allowing natural light to flood the interiors throughout the day. Large openings create a seamless connection between the house, the terraces and the garden, making the most of Provence's exceptional climate and outdoor way of life.

Offering approximately 139 m<sup>2</sup> of living space, the property comprises three bedrooms, a study, a family bathroom, two shower rooms with WC and a separate guest toilet. The flexible layout is equally suited to family living, welcoming guests or working from home.

Outside, the lifestyle appeal of the property truly comes into its own. At the heart of the beautifully established garden lies a generous swimming pool, surrounded by sunny terraces and mature Mediterranean planting. Whether enjoying long summer lunches, entertaining family and friends or simply relaxing by the pool, this is a home designed for enjoying the Provençal way of life.

Set within 1,675 m<sup>2</sup> of private grounds, the property enjoys a peaceful setting with lovely views across the surrounding vineyards and countryside. A garage, private parking and useful storage areas complete the practical features of the home.

Ideally located just minutes from the historic town of Vaison-la-Romaine, the property combines tranquillity with easy access to shops, restaurants, healthcare facilities, schools and the renowned weekly market. Rich in history and character, Vaison-la-Romaine is celebrated for its Roman heritage, medieval streets and vibrant cultural life throughout the year.

Situated between Mont Ventoux and the Dentelles de Montmirail, the area is a...

## NOTES