



ARCHITECT-DESIGNED VILLA WITH POOL AND  
GARDEN - A PRIVATE SANCTUARY BLENDING  
ART, NATURE, AND ELEGANT LIVING

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## PROPERTY FACT FILE

REFERENCE	A37758EIB84
PRICE	€ 1,000,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	178 m <sup>2</sup>
LAND	16900 m <sup>2</sup>
TOWN	Vaison-la-Romaine
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Close to golf course

\*Price based on current exchange rate which is subject to change



- Chic contemporary villa with pizzazz
- Impeccably landscaped garden, pool & lounge areas
- Secured private setting
- Two independent artist studios or home offices
- Walk to historic center & all amenities

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Just a few minutes from the center of Vaison-la-Romaine, this contemporary villa, thoughtfully designed by two artists, offers the perfect balance of elegance, functionality, and harmony with its natural surroundings.

## DESCRIPTION

Designed to maximize its south-facing exposure, the house enjoys exceptional sunlight while also providing shaded, cool areas for optimal comfort in all seasons. Natural light floods every room thanks to large sliding glass doors and carefully selected barn doors. Each room opens easily onto the garden, inviting seamless indoor-outdoor living.

The villa is composed of several distinct living areas: the first includes a kitchen and dining room, with a bedroom and bathroom on the mezzanine above. This space connects to a large living room with a fireplace/insert, which elegantly separates this area from the master wing.

The master suite features a dressing room, bathroom, separate toilet, and laundry room. The bedroom opens onto a private terrace, perfect for relaxing moments.

An independent guest house offers a bedroom, bathroom with toilet, and its own private terrace. Finally, two artist studios or home offices, each with separate entrances, complete this unique property—ideal for creatives or remote work.

Set on nearly 17,000 m<sup>2</sup> of impeccably landscaped grounds, the estate features century-old olive trees, a majestic linden tree, and typical Provençal plants such as lavender. At the heart of the garden, a large gated swimming pool (12.5 m x 5 m) invites relaxation, while ample parking makes daily life easy. A shaded pétanque court completes this idyllic setting, offering a friendly and refreshing space for games with friends or family.

This exceptional property c...



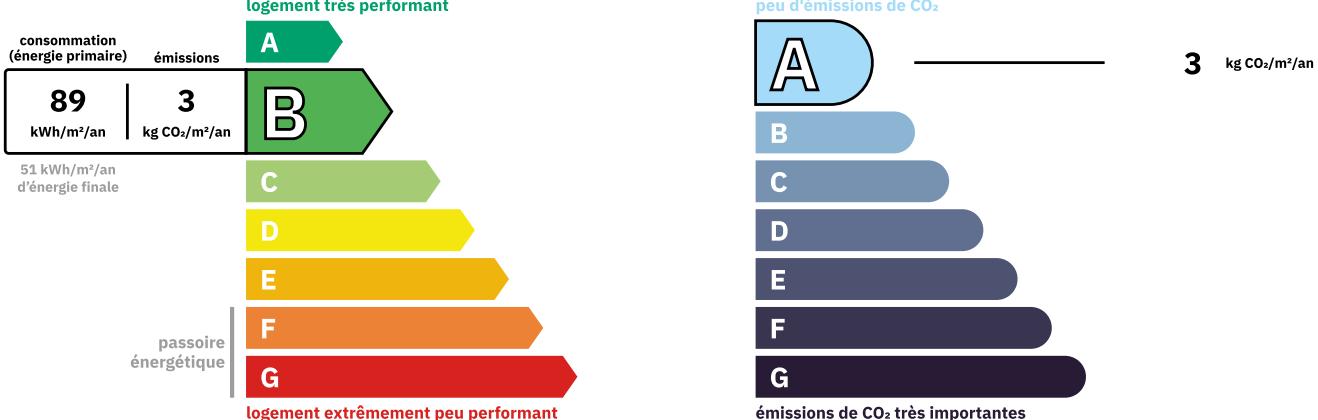
More Online :  
<https://leggett prestige.com/luxury-property-for-sale/view/A37758EIB84>  
COMPLETE FILE AND PHOTO ON REQUEST

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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property Efficient

Estimated annual energy costs  
between 1410 € and 1960€ for 2023

## NOTICE

Leggetts, their client and any joint agents give notice that:

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## CONTACT

Réf : A37758EIB84

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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