LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



SPACIOUS COUNTRYSIDE RETREAT WITH SWIMMING POOL, GARDENS AND OLIVE TREES NEAR VAISON-LA-ROMAINE

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PROPERTY FACT FILE

REFERENCE	A39991JCS84
PRICE	€ 1,250,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	4
ACCOMMODATION	310 m²
LAND	13430 m²
TOWN	Malaucène
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, High speed internet

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



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- Elegant 310 m² Provençal home with 7 beds, 4 baths
- Grand living room with fireplace and high ceilings
- 1.3 ha gardens with terraces and olive trees
- 15 × 7 m pool with pool house and pétanque court
- Secluded retreat near Vaison and Malaucène

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Spacious Provençal Retreat with Pool and Gardens

Between Vaison-la-Romaine and Malaucène, this elegant country estate offers privacy and authentic Provençal charm. Around 310 m², it features a high-ceilinged living room with fireplace, 7 bedrooms, and 4



DESCRIPTION

Elegant Country Estate Between Vaison-la-Romaine and Malaucène

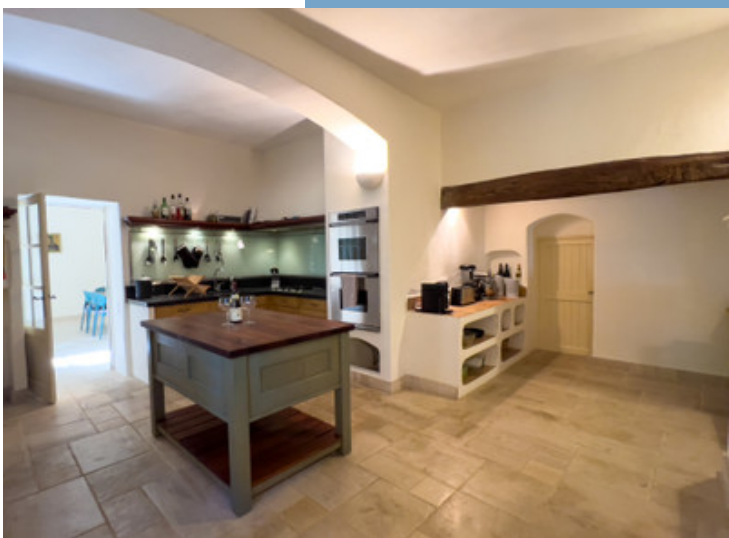
Tucked away in peaceful seclusion between the charming Provençal towns of Vaison-la-Romaine and Malaucène, this spacious country residence offers a rare combination of privacy, comfort, and timeless southern ambience.
Surrounded by nature yet conveniently close to all amenities, it captures the essence of refined rural living in one of the most sought-after regions of Provence.



Inviting Interiors

The property offers approximately 310 m² of interior space, designed with generous proportions and a sense of relaxed sophistication.
At its heart lies a large, high-ceilinged living room with a majestic open fireplace. A space that invites quiet evenings by the fire or convivial gatherings with family and friends.
The flowing, playful layout connects the living areas harmoniously, creating both intimacy and openness throughout the home.

There are seven bedrooms and four bathrooms, several of them en suite, providing comfort and privacy for residents and guests alike.
The house's distinctive configuration lends itself equally well to family life or entertaining on a grand scale.



Outdoor Living and Natural Beauty

Set within more than 1.3 hectares of beautifully maintained grounds, the estate enjoys a serene setting with expansive lawns, olive trees, and an automatic irrigation system ensuring lush greenery throughout the seasons.
Several terraces offer ideal spots for outdoor dining, sunbathing, or simply enj...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A39991JCS84
COMPLETE FILE AND PHOTO ON REQUEST

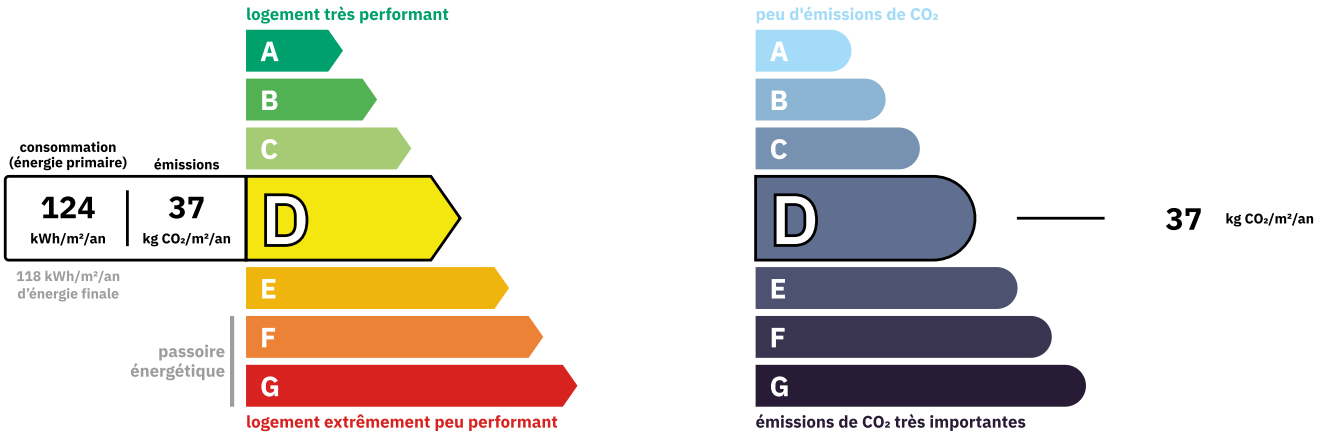
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 5270 € and 7200€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A39991JCS84
FILE COMPLETE AND PHOTOS ON REQUEST

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