LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



ELEGANT PROVENÇAL PROPERTY, PANORAMIC VIEWS, POOL, & ESTABLISHED GÎTE POTENTIAL – NEAR VAISON-LA-ROMAINE

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PROPERTY FACT FILE

REFERENCE	A41192EIB84
PRICE	€ 850,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	7
ACCOMMODATION	278 m²
LAND	2201 m²
TOWN	Saint-Marcellin-lès-Vaison
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking

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





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- Ideal Gîte Potential
- Panoramic Views of Mont Ventoux
- Outdoor Living: Pool, Summer Kitchen, Boules Court
- Prime Location Near Vaison-la-Romaine
- Modern Comfort, Provençal Charm

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Nestled in a peaceful village just minutes from Vaison-la-Romaine, this elegant property embodies the gentle lifestyle of Provence. Offering 278 m² of living space, 7 bedrooms, multiple outdoor terraces, a private pool, and an enclosed garden with panoramic views, it combines charm, comfort, and potential.



DESCRIPTION

Set on a beautifully landscaped and fully enclosed 2,200 m² plot, the property enjoys panoramic views of Mont Ventoux and the medieval castle of Vaison-la-Romaine.

Designed for flexibility and comfort, the house is divided into two self-contained levels, each offering its own fully equipped kitchen, spacious living and dining area, and private terraces – perfect for hosting guests or running a gîte.



Ground Floor:
--Bright, modern fully-equipped kitchen and dining area
--Large living room with fireplace and bar area
--4 comfortable bedrooms, 3 with en-suite shower rooms
--1 main bathroom with bath, shower, and WC
--Direct access to the garden, pool area, and heater/storage room.

First Floor:
--Open-plan living/dining room with fireplace and terrace access
--Fully equipped second kitchen
--3 bedrooms, each with private shower room
--Independent entrance for guest privacy or rental use

The house has a combination of oil heat, reversible air conditioning, air-to-water heat pump, solar water heating, and efficient insulation, ensuring year-round comfort.

An exceptional Provençal lifestyle – ideal as a second home or holiday retreat

Set within a beautifully landscaped and fully enclosed plot of over 2,200 m², this charming property offers outstanding outdoor living in the heart of Provence. Highlights include a 10 x 5 m tiled swimming pool, a covered terrace perfect for al fresco dining, a fully equipped summer kitchen, a pétanque court, shaded relaxation areas, a ga...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41192EIB84
COMPLETE FILE AND PHOTO ON REQUEST

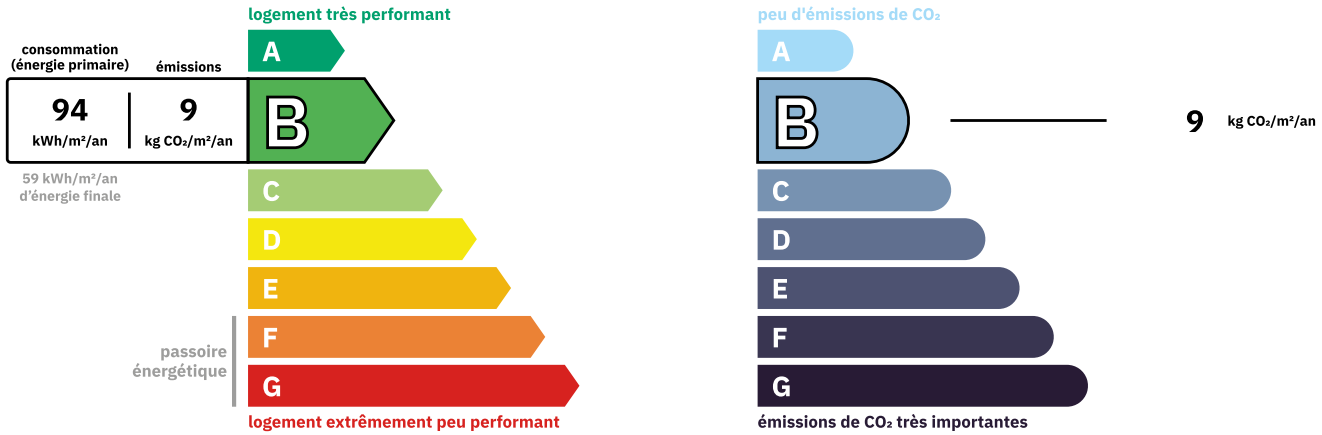
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 2100 € and 2910€ for 2021

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 :A41192EIB84
FILE COMPLETE AND PHOTOS ON REQUEST

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