LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



DREAMY STONE FAMILY RETREAT IN HISTORIC PROVENCE VILLAGE WITH BREATHTAKING VIEWS AND SUN-FILLED TERRACES

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

DREAMY STONE FAMILY RETREAT IN HISTORIC PROVENCE VILLAGE WITH BREATHTAKING VIEWS AND SUN-FILLED TERR...





PROPERTY FACT FILE

REFERENCE	A32214EIB84
PRICE	€ 465,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	273 m²
LAND	14 m²
TOWN	Visan
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Habitable, Good condition
FEATURES	Mains drainage, Water on site, Electricity on site

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





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Panoramic views
- Two large sunny terraces
- Old-world charm with modern spacious comfort
- Walk to bakeries and shops
- Seasonal rental possibilities

DREAMY STONE FAMILY RETREAT IN HISTORIC PROVENCE VILLAGE WITH BREATHTAKING VIEWS AND SUN-FILLED TERR...

Ref : A32214EIB84

Nestled in the heart of the historic village of Visan, close to all amenities, this remarkable property boasts 273 m² of living space that beautifully blends old-world charm with modern comfort. This rare property is perfect as a primary residence or a vacation retreat in Provence.







DESCRIPTION

This cozy home, nestled in the tranquility of a picturesque medieval village, offers a unique opportunity for those who appreciate exquisite stonework and seek charm and authenticity.

The spacious entrance, featuring an ancient flagstone floor and sheltered by an archway made from stones of the old Visan chateau, leads to a stone staircase and a warm, bright living room adorned with exposed beams and a stunning period fireplace equipped with a wood-burning stove.

As you proceed, you'll discover a separate dining room with its own fireplace and a charming Provençal kitchen that opens onto a large terrace with panoramic views.

Upstairs, the landing leads to three spacious bedrooms with traditional tiled floors, exposed beams, and high ceilings. There is also a bathroom with bathtub, a shower room with toilet, and a study.

Each room offers a unique, breathtaking view of the verdant countryside and vineyards or of the picturesque village streets.

Between the first and second floors there's a third shower room with WC and a staircase leading to the cozy library/music room, where the remarkable exposed beams offer undeniable architectural cachet.

A large terrace with summer kitchen invites you to relax while enjoying the breathtaking view over the vineyards and Mont Ventoux.

The basement offers a laundry room and wine cellar.

A highlight of this property is in the second basement, where two large rooms with exposed stone walls and high ceilings offer a great opportunity...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A32214EIB84

COMPLETE FILE AND PHOTO ON REQUEST

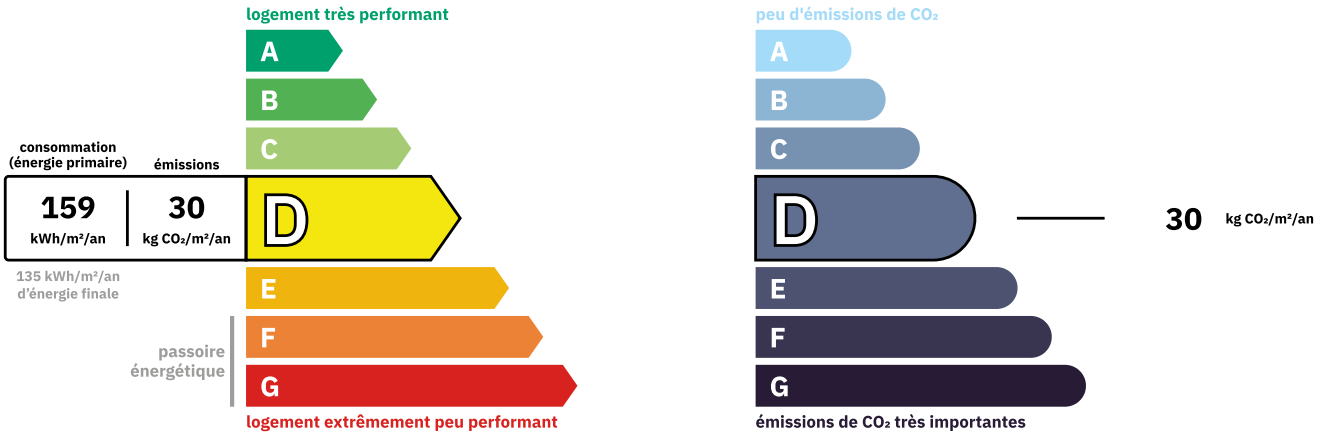
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

DREAMY STONE FAMILY RETREAT IN HISTORIC PROVENCE VILLAGE WITH BREATHTAKING VIEWS AND SUN-FILLED TERR...

Ref : A32214EIB84

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 3700 € and 5070€ for 2022

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 :A32214EIB84

FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr