







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





- 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

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 gite.

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
- -- I 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.

--Outdoor Living--

The fully fenced and beautifully maintained Provençal garden offers over 2,200 m² of private outdoor space featuring:

- -- I 0x5 m tiled swimming pool with covered terrace for family dining
- --Fully equipped summer kitchen
- --Boules court and shaded seating areas
- --Garage and ample parking for 6 or more cars

Enjoy long summer days surrounded by vineyards and olive groves, in the tranquil village of Saint-M...

More Online:

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



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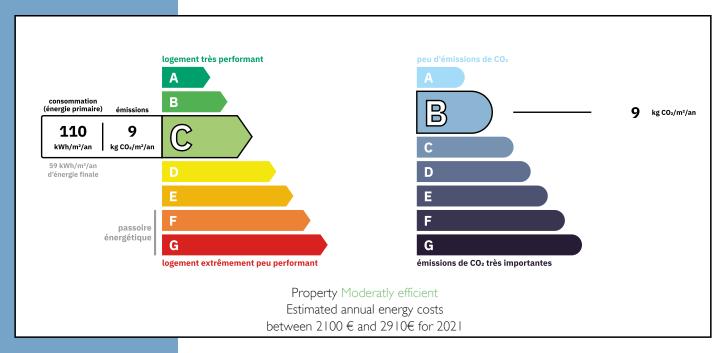
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ENERGIE-DPE



Information about risks to which this property is exposed is available on the Géorisques website:

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CONTACT

Réf :A41192EIB84 FILE COMPLETE AND PHOTOS ON REQUEST



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