



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





PROPERTY FACT FILE	
REFERENCE	A41192EIB84
PRICE	€ 850,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	7
ACCOMMODATION	278 m <sup>2</sup>
LAND	2201 m <sup>2</sup>
TOWN	Saint-Marcellin-lès-Vaison
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- 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

ELEGANT PROVENÇAL  
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ESTABLISHED GÎTE  
POTENTIAL – NEAR  
VAISON-LA...

Ref : A4I 192EIB84

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/A4I192EIB84>

COMPLETE FILE AND PHOTO ON REQUEST



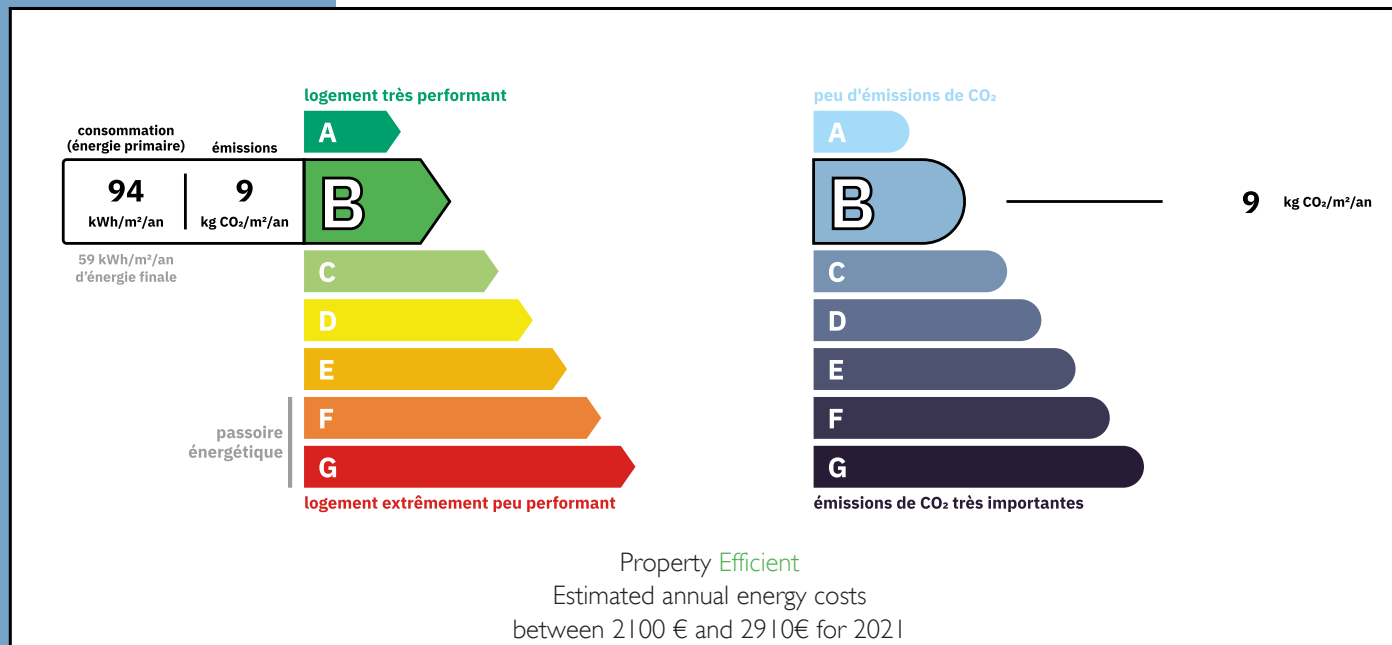


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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

Réf : A4I I92EIB84  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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