



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.

### --Outdoor Living--

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

- 10x5 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/A4I192EIB84>

COMPLETE FILE AND PHOTO ON REQUEST



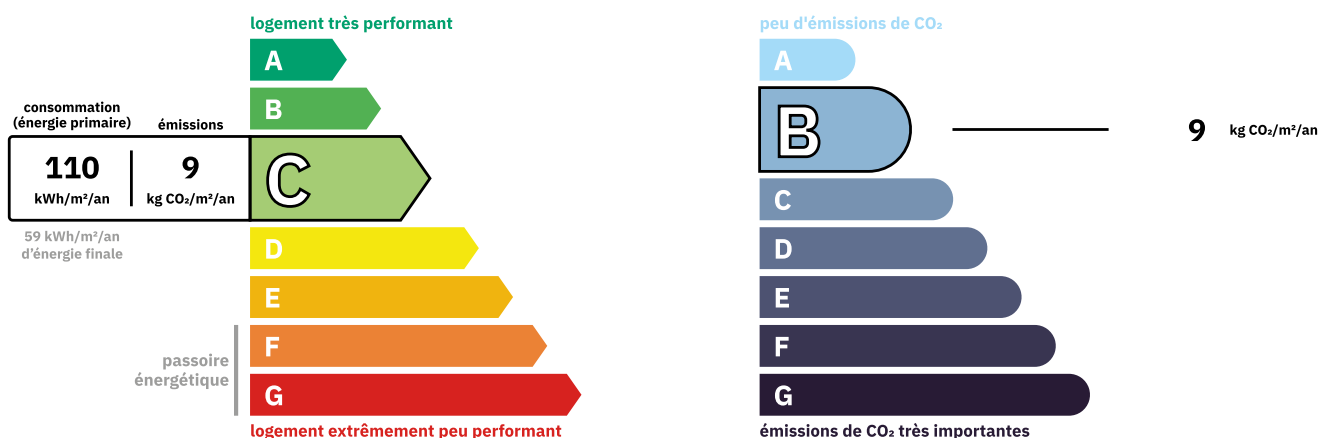


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## ENERGIE-DPE

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



Property Moderately 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 exchange rates. 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.

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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 :A4I I92EIB84  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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