

## Elegant Provençal Property, Panoramic Views, Pool, & Established Gîte Potential – Near Vaison-la-Romaine



## INFORMATION

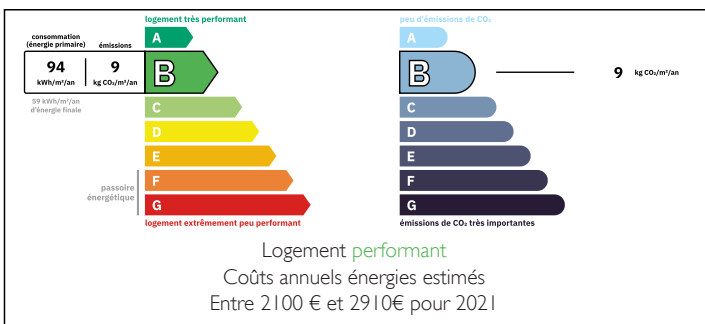
Town:	Saint-Marcellin-lès-Vaison
Department:	Vaucluse
Bed:	7
Bath:	7
Floor:	278 m <sup>2</sup>
Plot Size:	2201 m <sup>2</sup>

## IN BRIEF

Nestled in a peaceful village just minutes from Vaison-la-Romaine, this elegant property embodies the gentle lifestyle of Provence. Offering 278 m<sup>2</sup> of living space, 7 bedrooms, multiple outdoor terraces, a private pool, and an enclosed garden with panoramic views, it combines charm, comfort, and potential.

Ideal as a family vacation home or for developing a bed and breakfast or guesthouse business, it charms with its bright spaces and welcoming atmosphere. Set among vineyards, olive groves and hilltop villages, this haven of peace invites you to savor the Provençal art of living: breakfasts on the terrace, afternoons by the pool and evenings under the stars. A rare place where conviviality, authenticity and serenity flourish.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Set on a beautifully landscaped and fully enclosed 2,200 m<sup>2</sup> 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 m<sup>2</sup>, 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

## LOCAL TAXES

Taxe foncière: 2264 EUR

Taxe habitation: EUR

## NOTES