LEGGETT
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Ref: A32214EIB84 Price: 465 000 EUR

agency fees to be paid by the seller

Dreamy stone family retreat in historic Provence village with breathtaking views and sun-filled terraces















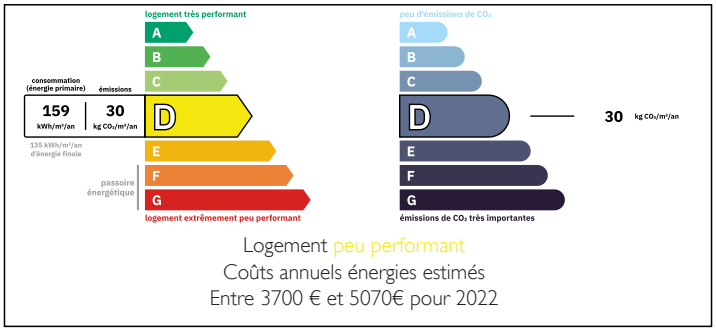
INFORMATION

Town:	Visan
Department:	Vaucluse
Bed:	3
Bath:	3
Floor:	273 m2
Plot Size:	14 m2

IN BRIEF

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.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3700 € et 5070€ pour 2022

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.

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LOCAL TAXES

Taxe foncière:	**925 EUR**

NOTES

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 for conversion and expansion.