LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A32740NEB84 Price: 449 000 EUR

agency fees to be paid by the seller

Former Bishop's Residence in Vaison-la-Romaine – A Rare Historic Gem to Restore















INFORMATION

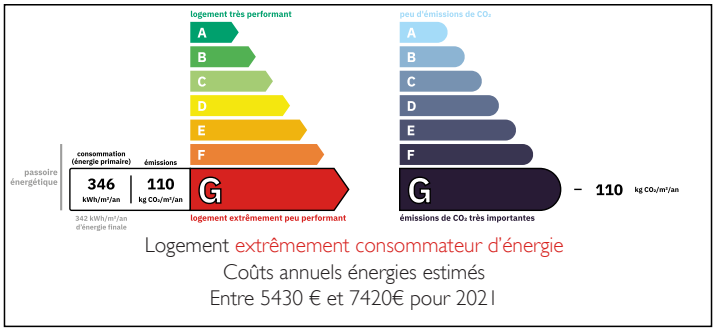
Town:	Vaison-la-Romaine
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	215 m2
Plot Size:	670 m2

IN BRIEF

Perched in the heart of the medieval Upper Town of Vaison-la-Romaine, surrounded by Roman ruins and cobbled alleys steeped in history, this former bishop's residence invites you to step back in time. A truly unique property, in need of restoration – an open canvas for lovers of heritage and architecture.

With the guidance of an appointed architectural advisor, the possibilities are endless: a grand private residence, boutique guesthouse, artist's retreat, or spiritual and cultural haven. Generous volumes, original stonework, soaring ceilings and breathtaking views over the Ouvèze valley offer an extraordinary base to create something timeless. The spacious private garden, a rare gem in the heart of the city, offers natural shaded areas and a generous water feature. A dedicated private parking space adds a valuable touch of convenience to this exceptional property.

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 5430 € et 7420€ pour 2021

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.







LOCAL TAXES

Taxe foncière:	**1624 EUR**

NOTES

DESCRIPTION

A Life Project, a Masterpiece in the Making

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Vaison-la-Romaine – Where History Meets Provençal Charm

Designated a "Town of Art and History", Vaison-la-Romaine enchants with its dual identity: Roman remains below, medieval charm above. It's a place to live all year round, bathed in Provençal light and rhythm, alive with bustling markets, art festivals, and cultural life. Nature lovers, food enthusiasts, and history buffs alike will find a rare quality of life here, among vineyards, olive groves, and centuries of heritage.

Why Live Here?
* A vibrant town centre open year-round
* A rich cultural scene (dance festival, concerts, exhibitions)
* Unspoiled nature nearby (Dentelles de Montmirail, Mont Ventoux)
* Just 45 min from Avignon TGV and 1h30 from the Mediterranean coast

Below is an overview of the property's rooms:
Ground Floor
- Elegant entrance hall with fireplace – 16 m²
- Fully equipped, independent kitchen – 12 m²
- Bright and spacious living room – 40 m², opening onto a north-facing terrace (13 m²) and a