

## Architect-designed villa with pool and garden - a private sanctuary blending art, nature, and elegant living



## INFORMATION

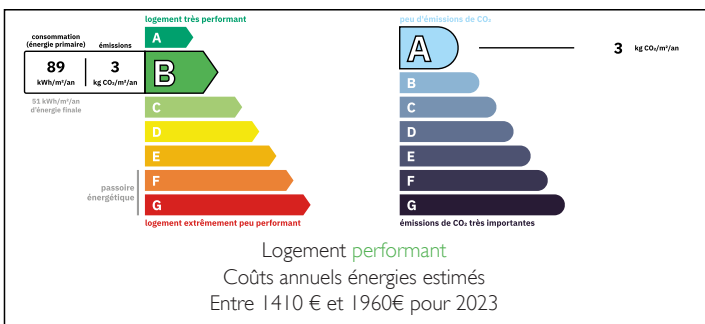
Town:	Vaison-la-Romaine
Department:	Vaucluse
Bed:	3
Bath:	3
Floor:	178 m2
Plot Size:	16900 m2



## IN BRIEF

Just a few minutes from the center of Vaison-la-Romaine, this contemporary villa, thoughtfully designed by two artists, offers the perfect balance of elegance, functionality, and harmony with its natural surroundings.

## 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

Designed to maximize its south-facing exposure, the house enjoys exceptional sunlight while also providing shaded, cool areas for optimal comfort in all seasons. Natural light floods every room thanks to large sliding glass doors and carefully selected barn doors. Each room opens easily onto the garden, inviting seamless indoor-outdoor living.

The villa is composed of several distinct living areas: the first includes a kitchen and dining room, with a bedroom and bathroom on the mezzanine above. This space connects to a large living room with a fireplace/insert, which elegantly separates this area from the master wing.

The master suite features a dressing room, bathroom, separate toilet, and laundry room. The bedroom opens onto a private terrace, perfect for relaxing moments.

An independent guest house offers a bedroom, bathroom with toilet, and its own private terrace. Finally, two artist studios or home offices, each with separate entrances, complete this unique property—ideal for creatives or remote work.

Set on nearly 17,000 m<sup>2</sup> of impeccably landscaped grounds, the estate features century-old olive trees, a majestic linden tree, and typical Provençal plants such as lavender. At the heart of the garden, a large gated swimming pool (12.5 m x 5 m) invites relaxation, while ample parking makes daily life easy. A shaded pétanque court completes this idyllic setting, offering a friendly and refreshing space for games with friends or family.

This exceptional property combines light, nature, and refinement for a peaceful, inspiring living environment—perfect as a primary residence or vacation home.

Traveling to...

## LOCAL TAXES

Taxe foncière: **2098 EUR**

## NOTES