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Ref: A39991JCS84 Price: 1 250 000 EUR

agency fees to be paid by the seller

Spacious Countryside Retreat with Swimming Pool, Gardens and Olive Trees Near Vaison-la-Romaine

EXCLUSIVE







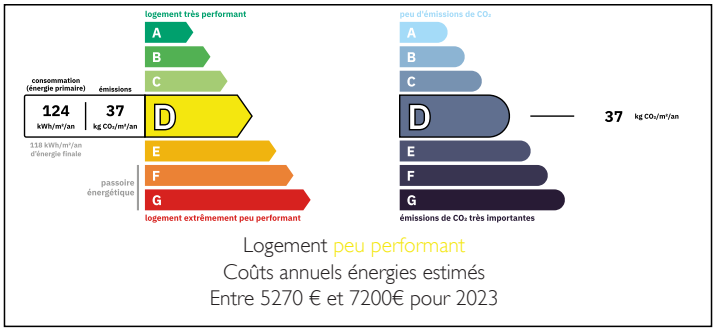








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5270 € et 7200€ pour 2023

INFORMATION

Town:	Malaucène
Department:	Vaucluse
Bed:	7
Bath:	4
Floor:	310 m2
Plot Size:	13430 m2

IN BRIEF

Spacious Provençal Retreat with Pool and Gardens

Between Vaison-la-Romaine and Malaucène, this elegant country estate offers privacy and authentic Provençal charm. Around 310 m², it features a high-ceilinged living room with fireplace, 7 bedrooms, and 4 bathrooms, some en suite.

Set on 1.3 ha with olive trees, irrigation system, and multiple terraces, it's perfect for outdoor living. A 15 × 7 m pool with pool house, pétanque court, and carport complete this serene retreat. Peacefully hidden yet close to all amenities.

Key Features:

- Approx. 310 m² living space
- 7 bedrooms, 4 bathrooms (some en suite)
- High-ceilinged living room with fireplace
- 1.3 ha grounds with terraces and irrigation
- 15 × 7 m pool with pool house

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: **3020 EUR**

NOTES

DESCRIPTION

Elegant Country Estate Between Vaison-la-Romaine and Malaucène

Tucked away in peaceful seclusion between the charming Provençal towns of Vaison-la-Romaine and Malaucène, this spacious country residence offers a rare combination of privacy, comfort, and timeless southern ambience.
Surrounded by nature yet conveniently close to all amenities, it captures the essence of refined rural living in one of the most sought-after regions of Provence.

Inviting Interiors

The property offers approximately 310 m² of interior space, designed with generous proportions and a sense of relaxed sophistication.
At its heart lies a large, high-ceilinged living room with a majestic open fireplace. A space that invites quiet evenings by the fire or convivial gatherings with family and friends.
The flowing, playful layout connects the living areas harmoniously, creating both intimacy and openness throughout the home.

There are seven bedrooms and four bathrooms, several of them en suite, providing comfort and privacy for residents and guests alike.
The house's distinctive configuration lends itself equally well to family life or entertaining on a grand scale.

Outdoor Living and Natural Beauty

Set within more than 1.3 hectares of beautifully maintained grounds, the estate enjoys a serene setting with expansive lawns, olive trees, and an automatic irrigation system ensuring lush greenery throughout the seasons.
Several terraces offer ideal spots for outdoor dining,