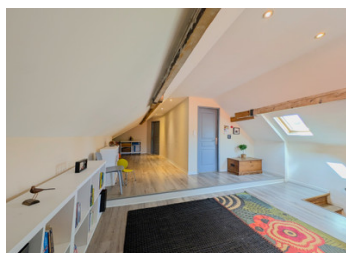
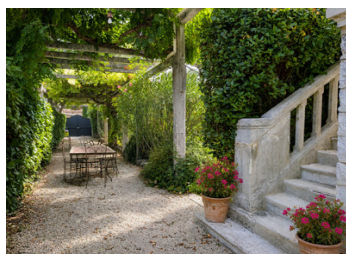
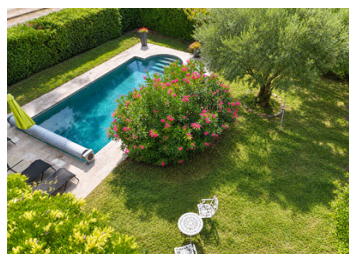
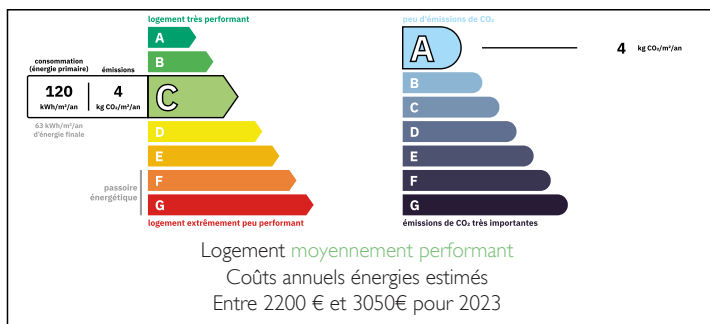


## Elegant 1930s Character Home with Swimming Pool and Indep. Guest Apartment in the Heart of Vaison-la-Romaine



## ENERGY - DPE



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Vaison-la-Romaine |
| Department: | Vaucluse          |
| Bed:        | 5                 |
| Bath:       | 3                 |
| Floor:      | 200 m2            |
| Plot Size:  | 765 m2            |

## IN BRIEF

Just a short stroll from the historic heart of Vaison-la-Romaine, its charming cafés, restaurants, boutiques and everyday amenities, this elegant 1930s residence has been beautifully renovated to an exceptional standard, combining timeless architectural character with the comfort and efficiency of modern living.

The property enjoys a highly desirable location in one of the town's earliest and most prestigious residential avenues, developed during the 1930s. Lined with mature trees and benefiting from very little traffic, this peaceful neighbourhood offers an authentic Provençal atmosphere while remaining within easy walking distance of the vibrant town centre.

Set within a private, beautifully landscaped garden. From the moment you step inside, the property impresses with its elegant proportions, abundant

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: 2008 EUR**

## NOTES

## DESCRIPTION

Original cement tiles, high ceilings, a fireplace and generous rooms highlight the home's character and authenticity.

The main accommodation is designed for comfortable family living. The first floor includes a bright living room with fireplace, a dining area opening onto a fully fitted kitchen, plus a double bedroom and shower room with WC.

The upper floor offers a versatile landing space ideal as a study or reading area, leading to two double bedrooms and a family bathroom with WC.

A key feature is the self-contained apartment on the garden level, with private entrance. It includes a living room, kitchen, two bedrooms and a shower room. This flexible space is ideal for guests, family, or rental use.

Given Vaison-la-Romaine's popularity, the apartment offers strong seasonal rental potential and attractive income opportunities.

Outside, the landscaped garden reflects the Provençal lifestyle. The 8 x 4 metre swimming pool, secured with an electric cover, sits harmoniously within the greenery and provides a perfect relaxation area.

The property also benefits from modern comfort and excellent energy efficiency (Energy Rating C), including a heat pump, reversible air conditioning, double glazing and recent installations.

Properties of this calibre rarely come to the market. Combining period elegance, authentic character, modern comfort and outstanding lifestyle appeal, this is a unique opportunity to acquire a distinguished home in one of Provence's most enchanting towns.

Accommodation

-- Principal Residence

- First Floor

Entrance hall with built-in cupboard – 6 m<sup>2</sup>