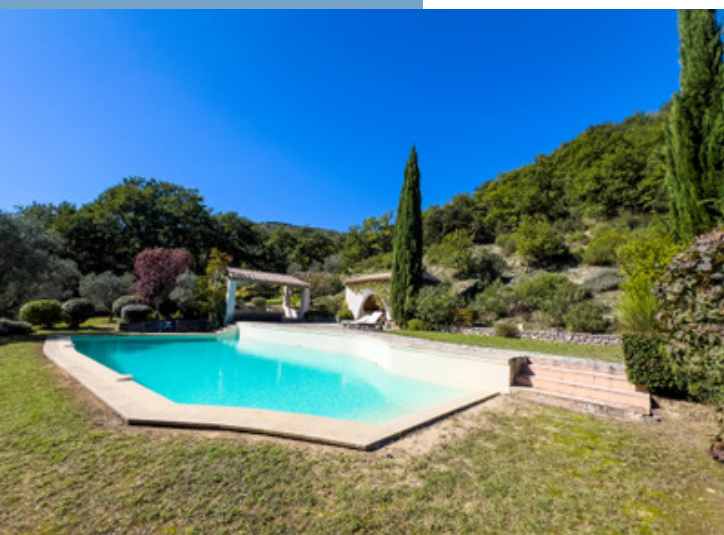




## SPACIOUS COUNTRYSIDE RETREAT WITH SWIMMING POOL, GARDENS AND OLIVE TREES NEAR VAISON-LA-ROMAINE



SPACIOUS COUNTRYSIDE  
RETREAT WITH  
SWIMMING POOL,  
GARDENS AND OLIVE  
TREES NEAR  
VAISON-LA-ROMAINE...



## PROPERTY FACT FILE

|               |                                                                             |
|---------------|-----------------------------------------------------------------------------|
| REFERENCE     | A39991JCS84                                                                 |
| PRICE         | € 1,250,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM       | 7                                                                           |
| BATHROOM      | 4                                                                           |
| ACCOMMODATION | 310 m <sup>2</sup>                                                          |
| LAND          | 13430 m <sup>2</sup>                                                        |
| TOWN          | Malaucène                                                                   |
| DEPARTMENT    |                                                                             |
| LOCATION      |                                                                             |
| TYPE          | Maison de Vacances, House, Villa                                            |
| CONDITION     | Good condition                                                              |
| FEATURES      | Swimming Pool, Other Drainage,<br>High speed internet                       |

\*Price based on current exchange rate which is subject to change



- Elegant 310 m<sup>2</sup> Provençal home with 7 beds, 4 baths
- Grand living room with fireplace and high ceilings
- 1.3 ha gardens with terraces and olive trees
- 15 × 7 m pool with pool house and pétanque court
- Secluded retreat near Vaison and Malaucène

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### 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 m<sup>2</sup>, it features a high-ceilinged living room with fireplace, 7 bedrooms, and 4

## 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 m<sup>2</sup> 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, sunbathing, or simply enj...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39991JCS84>

COMPLETE FILE AND PHOTO ON REQUEST

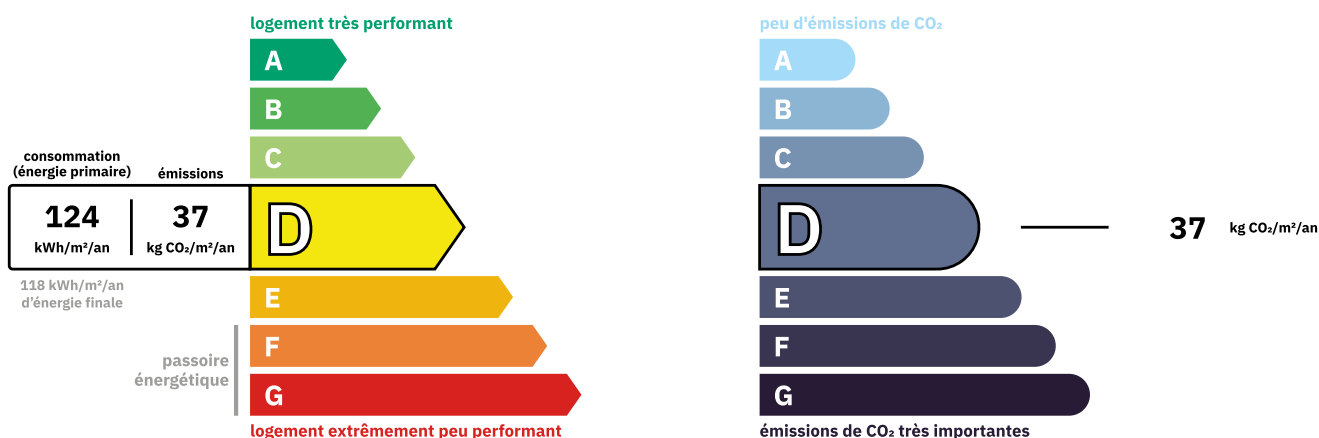


SPACIOUS COUNTRYSIDE  
RETREAT WITH SWIMMING  
POOL, GARDENS AND OLIVE  
TREES NEAR  
VAISON-LA-ROMAINE...

Ref : A3999IJCS84

## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property **Poorly efficient**  
Estimated annual energy costs  
between 5270 € and 7200€ for 2023

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A3999IJCS84  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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