

At a beautiful quiet spot close to Vaison la Romaine, sits this authentic villa with vineyard + pretty views.

## EXCLUSIVE

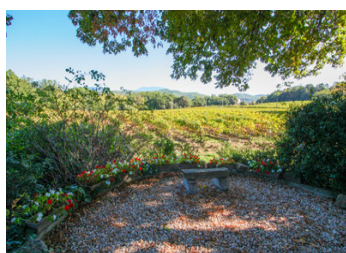


## INFORMATION

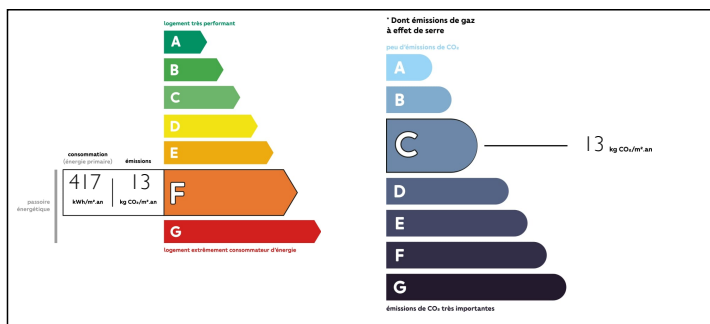
Town:	Saint-Romain-en-Viennois
Department:	Vaucluse
Bed:	3
Bath:	1
Floor:	82 m2
Plot Size:	5150 m2

## IN BRIEF

In proximity of all amenities in Vaison, this 1900 built villa offers a welcoming environment to enjoy the Provencal sunshine. 3 bedrooms, a large summer kitchen, caves and a garage, with easy access and no direct neighbours.



## ENERGY - DPE



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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

A cozy and surprisingly spacious house, where there is a nice atmosphere, with on the second floor the living area with 3 bedrooms, living room, kitchen, bathroom and toilet. On the first floor are the technical rooms, where there is room for workshops, and the garage, as well as the summer kitchen with facilities.

In one of the most beautiful spots just outside the village of St Romain, with views of Mont Ventoux and the beautiful, hilly vineyards of the neighbours. This house itself also has a small vineyard on some 2000 m2. There is a vegetable garden with spring water, also providing room for a swimming pool. The garden is landscaped with a lot of love for flowers and plants from the region.

Vaison la Romaine, a beautiful city, is within cycling distance, all amenities are there: a hospital, stores, a very popular weekly market, a cinema with international and French movies, the Roman theater where there are often performances, all kinds of cultural activities from bridge clubs to informative lectures and courses.

St Romain itself is about the same distance from the house. A restaurant with cozy large terrace and a lively environment, even in winter, are available.

## LOCAL TAXES

**Taxe foncière: 700 EUR**

## NOTES

Ground floor:  
Garage: 28m2  
Workshop: 16m2  
Laudry and workshop: 18m2  
Summer kitchen: 20m2  
Carport: 16m2

First floor:  
Entrance hall: 10m2  
Living room: 20,5m2  
Terrace: 17m2  
Kitchen: 9,5m2  
Bedroom 1: 12m2  
Bedroom 2: 10,4m2