

**Apartment for sale. Now's the time to escape to your pied-à-terre in classical Vaison la Romaine.
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Enjoy easy living in a completely renovated, light-filled 76 m² flat in lively, full-service Vaison. Open plan kitchen/living/dining. 2 BR, 2 wc. salle d'eau. TV room, laundry, a/c. Storage. Deeded parking, secure garage/cave. Terrace w/ belle vue. Perfect for pied-a-terre vacations, rentals or year round residence.

This comfortable turnkey apartment is on the second floor of Residence Le Cezanne, an established, well maintained eight-unit co-proprieté of courteous, full-time French owners. With no buildings in front or behind the apartment, you have privacy and an unrestricted view from the terrace. Light from the French doors to the terrace keeps the two story tall living/dining area bright all year long. Since the terrace is protected by a roof, you're able to lunch outside almost any time of year and nightly monitor the sunset with a glass of wine.

Practical matters:

- In the apartment are two large storage closets, a hall closet and a bedroom closet fitted with an Elfa system. You'll have generous locked storage in the cave/garage.
- And in addition to electric radiators in each room, the air conditioning unit also functions as a forced air heater.
- The building is completely secure. Each apartment has a door phone intercom for visitor identification and access. If you're not full time, all you have to do is close the terrace shutters, lock the apartment door and leave without worries. As a pied-à-terre, it's been ideal and we've never had a problem.

Vaison la Romaine lies in the heart of the northern Vaucluse. Even though it's near Avignon and its TGV station (35 minutes), Arles (75 minutes), Aix en Provence (60 minutes), and Marseille and its airport, (90 minutes), Vaison, surrounded by Côtes-du-Rhône vineyards, remains steeped in the ways of traditional agricultural French life. Shops still close daily for lunch, often on Monday and all day Sunday, when generations of families gather for lunch.

But unlike most traditional villages, it's a working town of 6000 with a vibrant centre ville serving as the area's retail/commercial headquarters. Food, wine and music fêtes are scheduled throughout the year. Numerous services - bakeries, fishmongers, independent butchers, supermarkets, a cinema, theaters, concerts, retail shops, restaurants and the cafes surrounding Place Montfort - keep the town very livable and lively. Vaison's famous regional Provençal market is held every Tuesday, so the apartment's dedicated parking and short walk are a bonus.

Uniquely, Vaison is three time-traveling towns in one: the modern town of the last few hundred years; Vasio, the Roman center of town, complete with parks of statues, excavated ruins, a museum and functioning amphitheater; and the Haute Ville, an elegant hillside medieval stone city just across the river via an authentic Roman bridge. In June, the amphitheater hosts the famous Vaison Danse festival and many other performances, while in August, the town is alive with choral music for the Choralies, singers from all over the world, sing all over town.

Spend some time hiking or riding your own Tour de France to the wine towns of Gigondas, Vacqueyras or Cairanne. Visit the Palais des Papes in Avignon. Explore the beautiful villages of Séguret, Faucon or Crillon-le-Brave. Then come home to a glass of wine on your own terrace in Residence Le Cezanne.

Prix: € 195,000