COLDWELL BANKER
EUROPA REALTY

House Saint-Paul-de-Vence 165 m²



SALE PRICE : 1 395 000 €

EMAIL : ARTREALTY@COLDWELLBANKER.FR

777 Route de la Colle
France, 06570, Saint-Paul-de-Vence

PHONE : +33489973340
artrealty@coldwellbanker.fr

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DESCRIPTION

Located in one of the most desirable residential neighborhoods of Saint-Paul-de-Vence, this character villa, tucked away at the end of a quiet dead-end street, sits within a lush garden bathed in southern light, offering a sense of private retreat just minutes from the village.

The living space of approximately 1,776 sq ft comprises a large open-plan living and dining room with fully equipped kitchen spanning 753 sq ft, laundry room, pantry and powder room. The upper level features three beautiful en-suite bedrooms, including a grand master suite with walk-in closet, and a separate bathroom.

Outside, a beautiful swimming pool edged by a wood deck and a pétanque court invite relaxation within a preserved natural setting, complemented by an elegant covered outdoor lounge beneath a pergola — the perfect place to enjoy al fresco living in complete privacy.

The villa also includes a covered carport for two vehicles and two additional outdoor parking spots.

A rare property, move-in ready.

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FEATURES

Property type:	House	Area:	165.0 m²	Property tax:	€1.00
Number of rooms:	5 rooms	Number of bedrooms:	3 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 51

Greenhouse gas emissions (GHG) index: A 2

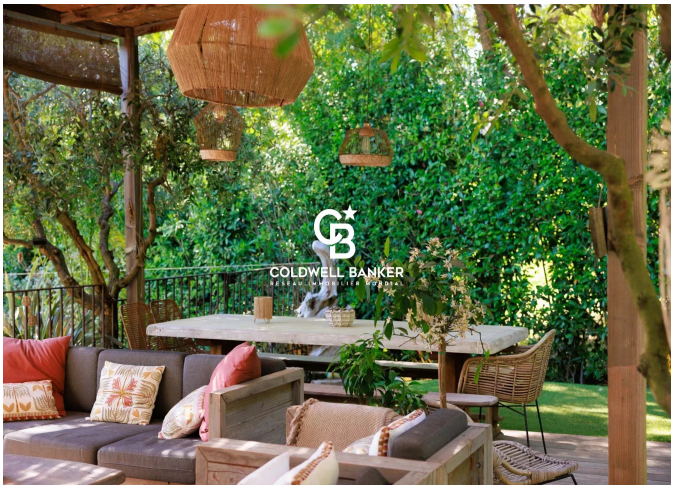
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