COLDWELL BANKER
EUROPA REALTY

House Saint-Paul-de-Vence 205 m²



SALE PRICE : 2 390 000 €

EMAIL : ARTREALTY@COLDWELLBANKER.FR

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

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## DESCRIPTION

SAINT-PAUL-DE-VENCE

Fully renovated villa in an elegant Mediterranean style, approximately 205 sqm of living space, set on a landscaped plot of 1,500 sqm. The heated pool enjoys panoramic views and triple exposure, in a setting of absolute calm. The property is located in a sought-after area, within easy reach of the village.

The ground floor is arranged around a living space of approximately 80 sqm, combining a bright living room and a fully equipped open kitchen, opening onto a large terrace ideal for entertaining.

The sleeping quarters comprise 4 bedrooms and 3 bathrooms, complemented by a study that could be converted into a 5th bedroom with an en-suite shower room. A utility room completes the layout.

The villa is fully air-conditioned and offers a particularly high standard of fittings. It also features a garage and several parking spaces, including one equipped with an electric vehicle charging point.

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 205.0 m² | Number of rooms: | 6 rooms |
| Number of bedrooms: | 4 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): C 134

Greenhouse gas emissions (GHG) index: A 4

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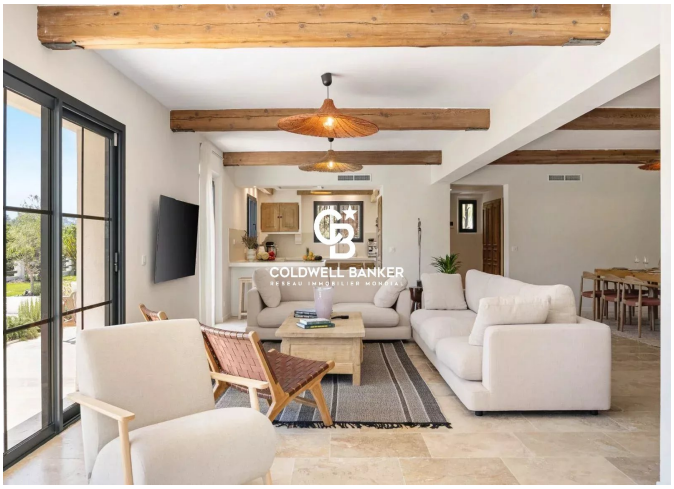
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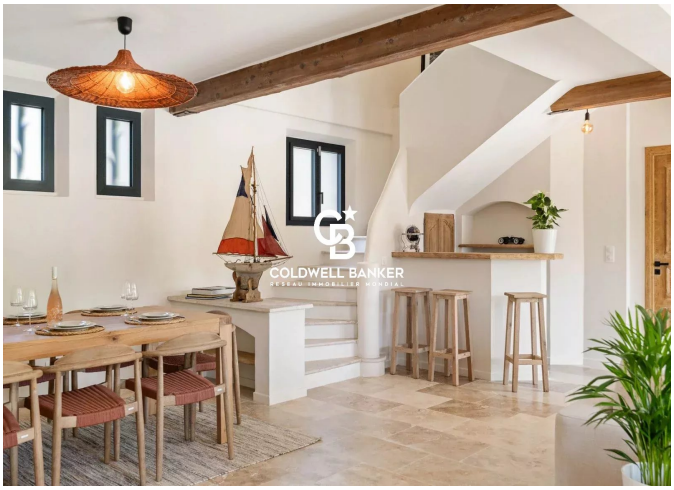
















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