COLDWELL BANKER
EUROPA REALTY

House Saint-Paul-de-Vence 215 m²



SALE PRICE : 1 690 000 €

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

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artrealty@coldwellbanker.fr

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DESCRIPTION

In a sought-after residential neighbourhood of Saint-Paul-de-Vence, this elegant Provençal villa sits in a dominant position with panoramic views over the surrounding hills.
Set on a 1,520 m² plot, the villa offers 215 m² of living space spread over three levels.
On the main level, the bright and well-oriented living spaces comprise an entrance hall, a generous living room opening onto a terrace, a fully equipped kitchen and a study.
On the first floor, four bedrooms are served by two shower rooms with WC.
On the garden level, a large games room that could be converted into a fifth bedroom, a separate WC, a wine cellar, a workshop and a large double garage complete the layout of the house.
The large overflow pool and its sunny terrace provide a perfect setting for relaxation, overlooking a well-positioned kitchen garden and a pétanque court, perfect for year-round outdoor living.
Equipped with solar panels and a clever rainwater harvesting system, the property combines contemporary comfort with responsible energy management. A carport for two vehicles completes the amenities of this home.

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FEATURES

Property type:	House	Area:	215.0 m²	Property tax:	€2.00
Number of rooms:	7 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 154

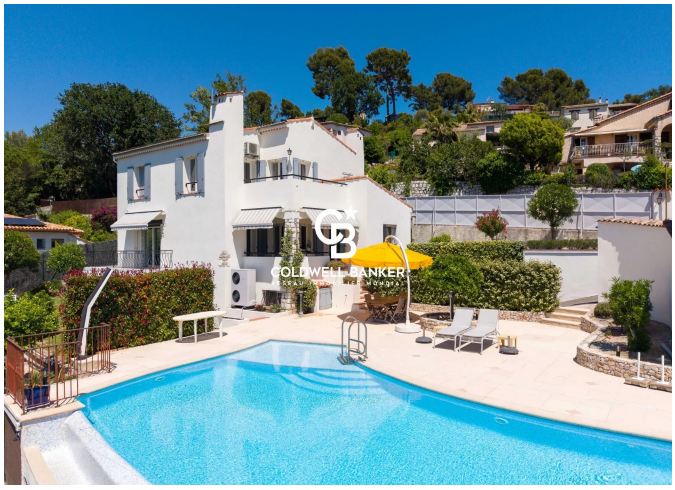
Greenhouse gas emissions (GHG) index: A 5

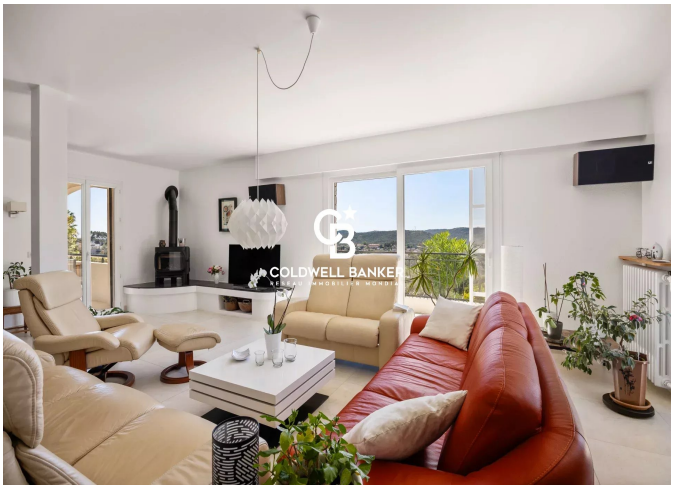
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