COLDWELL BANKER
EUROPA REALTY

House Saint-Paul-de-Vence 310 m²



SALE PRICE : 3 690 000 €

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

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DESCRIPTION

Just a 15-minute walk from the charming village of Saint-Paul-de-Vence, this beautiful property enjoys a highly sought-after location and an elevated setting with sweeping views over the surrounding hills and a distant glimpse of the Mediterranean.

Offering approximately 310 sqm (3,336 sq ft) of living space, the villa is filled with natural light and enjoys open views of the surrounding landscape, creating a serene and private atmosphere.

The 4,800 sqm (approximately 1.2 acres) landscaped grounds, arranged across three generous terraces, feature Mediterranean plantings and inviting outdoor living areas, as well as parking for up to five vehicles.

At the heart of the property, a swimming pool with jacuzzi opens to the panoramic setting, offering an ideal place to relax while enjoying the beauty and tranquility of the countryside.

The architecture blends timeless Provençal character with contemporary design elements. Generous volumes and large openings flood the interiors with natural light and create a seamless indoor-outdoor flow, naturally extending the living spaces onto the terraces.

The main living areas feature a spacious living room highlighted by elegant arched openings leading to the terraces, complemented by a refined dining room and a fully equipped kitchen with pantry and wine cellar.

Upstairs, the primary suite offers a dressing room, a spacious bathroom, separate toilets, an outdoor shower, and a private terrace with panoramic views. A second bedroom with its own shower room completes this level.

The garden level includes an additional lounge with kitchen and three en-suite bedrooms, each opening onto a terrace with beautiful views of the surrounding natural landscape.

A sauna with shower and restroom, located near the pool area, further enhances the amenities of the property.

Perfectly suited as either a family residence or a refined French Riviera retreat, the home offers easy access to Nice, its international airport, and Monaco, while enjoying the timeless charm of Saint-Paul-de-Vence, one of the Riviera's most iconic villages, celebrated for its artistic heritage and exceptional lifestyle.

Complete file and private showing upon request.

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FEATURES

Property type:	House	Area:	310.0 m²	Property tax:	€3.00
Number of rooms:	8 rooms	Number of bedrooms:	5 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): B 74

Greenhouse gas emissions (GHG) index: A 2

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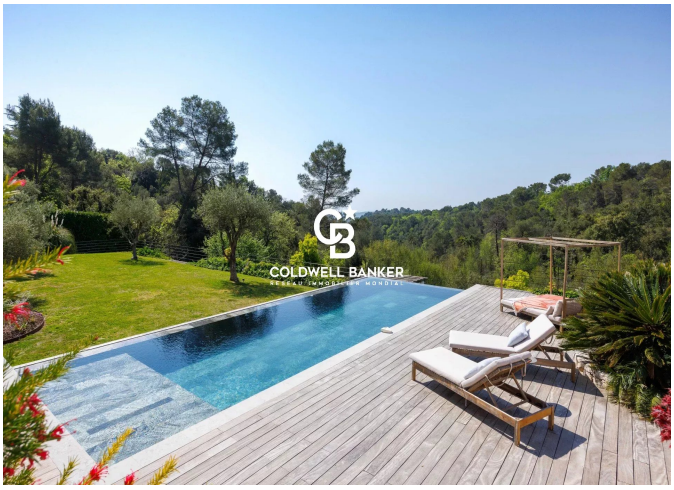











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