COLDWELL BANKER
EUROPA REALTY

House Saint-Paul-de-Vence 350 m²



SALE PRICE : 1 790 000 €

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

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DESCRIPTION

Located just 5 minutes from the renowned village of Saint-Paul-de-Vence, this exceptional property stands out for its remarkable volumes, outstanding amenities and leisure facilities rarely found together on the Côte d'Azur real estate market.

Offering approximately 350 sqm of living space, complemented by an additional 150 sqm of converted basement, the property provides an exceptional living environment.

The house features a spectacular 150 sqm reception area, enhanced by impressive proportions and a soaring ceiling height of 7 metres, creating an extraordinary sense of space and grandeur.

The property comprises 7 bedrooms, including 5 on the upper floor and 2 on the intermediate lower level, as well as 5 bathrooms, ensuring comfort and privacy for its occupants.

The converted basement also features a dedicated leisure area with a home cinema, billiard table and extensive storage space.

The outdoor areas are equally impressive, offering a range of leisure facilities rarely found within a single property: a swimming pool, mini football pitch, pétanque court and mini-golf course. An ideal setting for relaxation, entertainment and memorable moments with family and friends.

Additional amenities include a closed garage, a carport accommodating two vehicles and approximately ten outdoor parking spaces.

Exceptional Rental Income and Event Potential

With its generous accommodation capacity, numerous sleeping arrangements and extensive leisure facilities, this property offers strong year-round rental income potential, particularly as a high-end holiday rental.

It is also ideally suited to hosting private events and has already welcomed weddings and birthday celebrations, providing an exceptional setting for entertaining and special occasions.

A rare opportunity, equally suited to a prestigious family residence or a property investment with significant rental and event-hosting potential.

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FEATURES

Property type:	House	Area:	350.0 m²	Property tax:	€3.00
Number of rooms:	9 rooms	Number of bedrooms:	7 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 60

Greenhouse gas emissions (GHG) index: A 2

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