COLDWELL BANKER
EUROPA REALTY

House Saint-Paul-de-Vence 138 m²



SALE PRICE : 1 500 000 €

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

Charming Village House in Saint-Paul-de-Vence – 2 Apartments – 138.57 m²

In one of the most beautiful villages of the French Riviera, Saint-Paul-de-Vence, discover this authentic village house full of character, composed of two duplex apartments with a total surface area of 138.57 m². The first apartment, 99 m², offers a bright and spacious living area with a separate kitchen, two bedrooms, a bathroom, and a stunning 25 m² terrace with sea and countryside views over Saint-Paul, as well as a summer kitchen. The second apartment, a 39 m² duplex, features a living room with kitchen, a mezzanine bedroom, and a shower room. This rare property enjoys a prime location in the heart of the historic village, just steps from art galleries, restaurants, and shops, offering the opportunity for a main residence combined with high rental income potential – all in a peaceful, historically rich, and typically Provençal setting.

Agency fees included, payable by the seller.

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FEATURES

Property type:	House	Area:	138.57 m²	Number of rooms:	5 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): E 259

Greenhouse gas emissions (GHG) index: B 8

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