COLDWELL BANKER
EUROPA REALTY

House Saint-Paul-de-Vence 150 m²



SALE PRICE : 2 100 000 €

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

In Saint-Paul-de-Vence, one of the most beautiful villages on the French Riviera, discover a true gem: a 150 m² character-filled property that's love at first sight. On the ground floor, a 63 m² commercial space — truly one of a kind — is currently used as an art gallery, boasting an impressive turnover of €2 million in 2024. This space, both stunning and strategically located, enjoys a rare position at the very heart of village life. Upstairs, a 89 m² apartment, connected internally but with its own private entrance, captivates with its generous volumes, soaring ceilings, and warm, inviting atmosphere. Ideal as an artist's residence, a refined pied-à-terre, or a prestigious rental, this property blends authenticity, potential, and pure emotion. A truly exceptional opportunity for lovers of unique and inspiring places.

Agency fees included, payable by the seller

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FEATURES

Property type:	House	Area:	150.2 m²	Number of rooms:	4 rooms
Number of bedrooms:	2 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): D 235

Greenhouse gas emissions (GHG) index: B 7

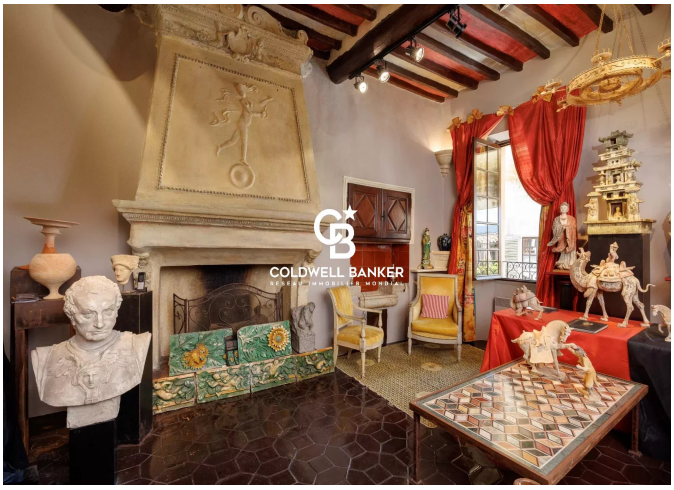
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