COLDWELL BANKER
EUROPA REALTY

House Saint-Paul-de-Vence 181 m²



SALE PRICE : 1 190 000 €

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

Nestled in a verdant haven, just a 15-minute walk from the village of Saint-Paul-de-Vence, this magnificent villa of approximately 181 m² (353 m² in total) set over three levels offers an exceptional living environment, combining charm, potential, and a highly sought-after location.

Set on a splendid 1,311 m² landscaped plot, the property enjoys a generously sized swimming pool and breathtaking panoramic views over the surrounding hills and the picturesque village of La Colle-sur-Loup.

The spacious, light-filled living room and separate kitchen provide an ideal setting for hosting and enjoying quality time with family. The villa features four comfortable bedrooms, all equipped with built-in storage or dressing rooms, and five bathrooms, ensuring optimal comfort. A study completes the sleeping quarters, perfect for remote working or as an additional private space.

The large basement houses two garages, offering functional and secure space for vehicles and storage.

Outside, the expansive terrace invites you to relax by the pool in a peaceful and enchanting setting.

A rare opportunity to enhance and personalise this exceptional property to your own taste and vision—ideal as a main residence or a refined holiday home.

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FEATURES

Property type:	House	Area:	181.0 m²	Property tax:	€3.00
Number of rooms:	6 rooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

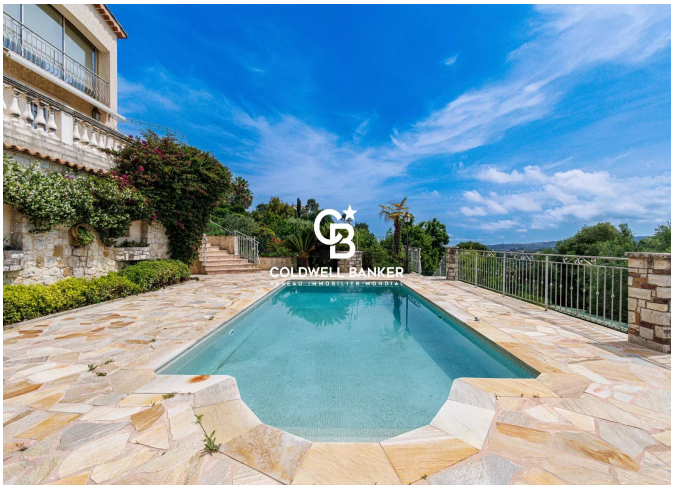
Energy performance diagnosis (EPD): D 184

Greenhouse gas emissions (GHG) index: A 5

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