COLDWELL BANKER
EUROPA REALTY

House Saint-Paul-de-Vence 250 m²



SALE PRICE : 2 690 000 €

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DESCRIPTION

SAINT-PAUL-DE-VENCE – CHARMING 250 SQM MEDITERRANEAN-STYLE VILLA WITH POOL, SPA & LANDSCAPED GROUNDS

Nestled in a peaceful residential setting just moments from the iconic village of Saint-Paul-de-Vence, this superb Mediterranean-inspired property perfectly embodies the refined lifestyle of the French Riviera.

Completely sheltered from any disturbance, it enjoys a privileged location within an unspoiled natural environment. Saint-Paul-de-Vence, world-renowned for its art galleries, cultural heritage, and timeless charm, lends this address a truly exclusive character.

Built over several levels, the villa features a fully fitted lower ground floor opening directly onto the pool area, comprising two bedrooms, a bathroom, a laundry room, a wine cellar, and technical rooms.

The ground floor offers generous, light-filled living spaces, including an elegant reception area with a spacious living room, open-plan kitchen, and dining area in perfect harmony. This living space extends seamlessly onto a magnificent terrace with a summer kitchen and barbecue area—ideal for entertaining in a refined setting. A study, two bedrooms, and a bathroom complete this level.

Upstairs, a wellness area includes a gym with a veranda bathed in natural light, as well as a sumptuous master suite with en-suite bathroom. This level opens onto a large terrace with a jacuzzi and a glimpse of the sea—an invitation to relaxation in an exceptional setting.

The total surface area is approximately 400 sqm, including annexes, terraces, and balconies, offering generous volumes throughout.

Set on beautifully landscaped grounds of approximately 2,500 sqm, the property also features an independent guest house comprising a living room with kitchen, a bedroom, and a bathroom.

This guest house also benefits from a private wellness area including a spa, hammam, sauna, and balneotherapy facilities, offering guests a unique and relaxing sensory experience.

The outdoor areas form a true green haven, with spaces dedicated to leisure and relaxation: swimming pool, carefully landscaped Mediterranean garden (eucalyptus, pine trees, palm trees, fruit trees), playground, vegetable garden with greenhouse—easily convertible into a pétanque court—and a mini-golf area.

The property benefits from two independent accesses, extensive parking for several vehicles, and a dedicated shelter for bicycles and motorcycles. Its preserved natural surroundings, combined with immediate proximity to the coastline and Nice International Airport, further enhance the exclusive and confidential nature of this exceptional property.

Property tax: €2,853 / year.
Agency fees payable by the seller

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

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FEATURES

Property type:	House	Area:	250.0 m²	Property tax:	€2.00
Number of rooms:	10 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 40

Greenhouse gas emissions (GHG) index: A 1

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