COLDWELL BANKER
EUROPA REALTY

House Saint-Paul-de-Vence 296 m²



SALE PRICE : 3 450 000 €

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

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DESCRIPTION

Located in one of the most sought-after areas of Saint-Paul-de-Vence, nestled in a peaceful and privileged setting, this superb stone property of approximately 300 m², fully renovated and extended in 2022–2023, perfectly combines the authentic charm of natural stone with the refinement of contemporary finishes.

Set within beautifully landscaped grounds of around 11,000 m², the villa enjoys a commanding position and offers breathtaking panoramic views of the Mediterranean Sea and the picturesque village of Saint-Paul-de-Vence, in a serene and preserved environment.

The ground floor features an elegant entrance hall, a spacious and light-filled living room with fireplace, large sliding bay windows, and impressive ceiling height, leading to a high-end open-plan kitchen and a generous terrace with sea view.
A laundry room and the main suite, with direct access to the south-facing terrace, complete this level.

On the upper floor, a bright suite with private terrace and two additional bedrooms share a refined shower room.

The outdoor spaces invite relaxation and conviviality, featuring a magnificent 14 x 4 m swimming pool, a pool house, and a summer kitchen — perfect for entertaining and enjoying the gentle Mediterranean climate.

On the lower part of the property, a spacious 120 m² annex completes the estate. Partially fitted as a 60 m² guest apartment, it offers multiple possibilities for conversion — gym, office, or studio, according to your needs — along with two garages and a large sun-drenched terrace.

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FEATURES

Property type:	House	Area:	296.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	6 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): B 86

Greenhouse gas emissions (GHG) index: A 2

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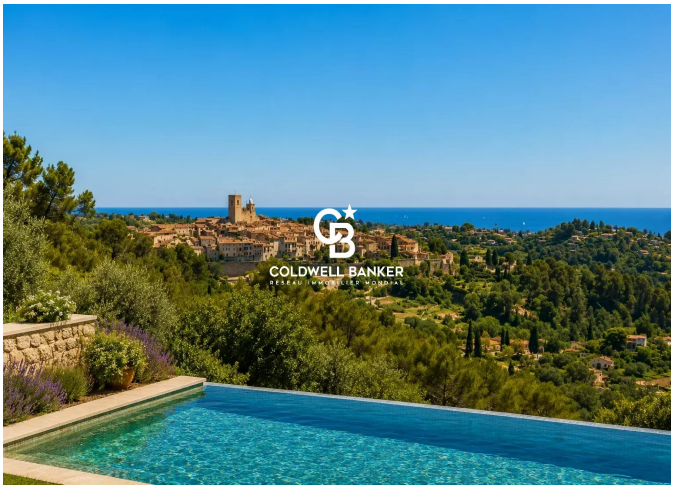



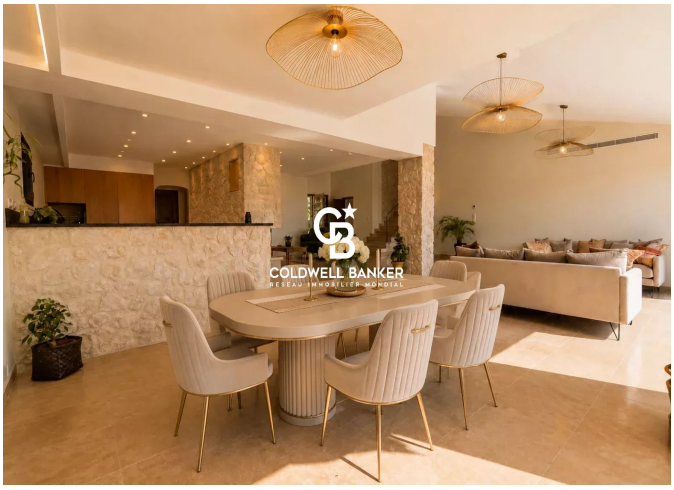





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