COLDWELL BANKER
EUROPA REALTY

House Saint-Paul-de-Vence 300 m²




SALE PRICE : 3 900 000 €

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

Ideal location, in a quiet area, this superb fully renovated property will charm you with its panoramic view of the valley, the quality of its amenities, and its charm. Situated on a beautiful plot with ideal southwest exposure of approximately 5,600 m², the villa has an area of around 300 m² and is described as follows:

Main level:
A magnificent entrance, a spacious living room with a fireplace and very high ceilings, exposed beams, a fully equipped open-plan kitchen, all opening onto a huge covered terrace perfect for relaxation and entertaining. On this same level, there is the master bedroom area with a private office, bathroom (bathtub and shower), and a walk-in closet. A charming TV lounge/office, another spacious bedroom with an en-suite shower room.

Lower level:
Two beautiful bedrooms, one of which is en-suite, each with its own shower room, opening onto the garden. A games room, a laundry room, and several storage rooms.

Upper level:
Another bedroom with its own shower room and a small Tropezian terrace.

Outdoors:
Multiple landscaped areas will allow numerous guests to enjoy the surroundings in complete tranquility. A stunning pool area (salt system) with a pool house offering a summer lounge, shower, and WC, plus a guest room. A tennis court completes the property.

Features:
A closed garage, a double carport, numerous parking spaces (8 vehicles), automatic gate, outdoor lighting, automatic irrigation, air conditioning, mains drainage, fiber internet.
This magnificent property offers absolute privacy.

Information about the risks to which this property is exposed is available on the Géorisques website.

Agency fees are covered by the property owner.

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 300.0 m² | Number of rooms: | 7 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): B 72

Greenhouse gas emissions (GHG) index: C 15

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