COLDWELL BANKER
EUROPA REALTY

House Saint-Paul-de-Vence 300 m²



SALE PRICE : 1 869 000 €

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

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DESCRIPTION

Set in one of the most sought-after residential areas of Saint-Paul-de-Vence, this stunning villa offers an exceptional living environment, combining absolute tranquillity, total privacy, and breathtaking views.

Nestled on a beautifully landscaped plot of over 2,000 m², adorned with Mediterranean vegetation including olive trees, lemon trees, orange trees, and other fruit species, the property offers approximately 300 m² of living space. Outdoors, you'll enjoy a 10 x 5-meter infinity pool, a spacious summer terrace with a built-in barbecue, and uninterrupted vistas stretching across the surrounding countryside, the Baous of Saint-Jeannet and La Gaude, all the way to the snow-capped peaks of the Mercantour mountains.

The villa comprises, on the garden level, a utility room, a cellar, a shower room with toilet, and two large raw spaces of around 60 m² each, ready to be converted to suit your needs. On the main floor, you'll find an elegant entrance hall, guest WC, a fully equipped independent kitchen, a bright living room with fireplace, one bedroom, a bathroom, and a 30 m² terrace. The upper floor features a master suite with its own bathroom, three additional bedrooms, a shower room, a separate toilet, and another terrace with commanding views.

The property is equipped with a town gas heating system, reversible air conditioning, and ample outdoor parking.

A rare opportunity on the market, offering space, comfort, and the art of living in a truly exceptional natural setting.

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FEATURES

Property type:	House	Area:	300.0 m²	Number of rooms:	9 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): C 151

Greenhouse gas emissions (GHG) index: C 26

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