COLDWELL BANKER
EUROPA REALTY

House Saint-Paul-de-Vence 830 m²



SALE PRICE : 6 900 000 €

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11 rue Chauvain
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standingrealty@coldwellbanker.fr

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DESCRIPTION

In a peaceful and lush environment, this contemporary property of approximately 830 m² offers exceptional comfort and breathtaking views of the historic village of Saint-Paul-de-Vence, stretching to the sea. A rare address, designed for those seeking excellence in a natural and enchanting setting.

From the moment you arrive, elegance is everywhere: a large cobbled courtyard with a fountain welcomes visitors, leading to a garage for over 7 cars. The main entrance, both understated and grand, opens onto impressive volumes and a bright interior design where every detail has been carefully considered.

The main living room, flooded with light thanks to its full-height openings, is organized around an interior Zen garden and offers daily scenery over the surrounding landscapes. This vast reception area extends naturally onto a panoramic terrace, perfect for unforgettable moments outdoors.

An elegant dining room, a relaxing corner with fireplace, and a billiard room complete the warm and refined atmosphere. The kitchen, discreetly luxurious, combines natural marble with high-end appliances. An adjoining pantry allows for practical and discreet use.

The night area consists of five suites spread over the two levels of the house. Two stunning garden-level bedrooms benefit from private west-facing terraces, ideal for admiring sunsets. Upstairs, three more suites compete in refinement, with bespoke finishes and high-end features.

Designed as a true living space, the property also includes an exceptional wellness area: two pools (indoor and outdoor), a fully equipped gym, a sauna, and shaded terraces ideal for relaxation and tranquility.

The landscaped grounds of over 8,000 m² include a well-maintained vegetable garden, natural stone terraces, and various Mediterranean plants. The property enjoys optimal sun exposure and an unrivaled panoramic view.

Three outbuildings complete the ensemble:

A self-contained studio
A one-bedroom apartment
A four-room guest house, ideal for hosting family, friends, or staff in the same level of comfort.
This unique property harmoniously combines contemporary design, absolute comfort, and unspoiled nature.
A true luxurious retreat — discreet and timeless — in one of the most iconic villages of the French Riviera.

Seller's fees
Property tax: €19 122/year

Risk information available at georisques.gouv.fr

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FEATURES

Property type:	House	Area:	830.0 m²	Property tax:	€19.00
Number of rooms:	15 rooms	Number of bedrooms:	10 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): A 37

Greenhouse gas emissions (GHG) index: A 1

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