COLDWELL BANKER
EUROPA REALTY

House Saint-Paul-de-Vence 830 m²



SALE PRICE : 6 900 000 €

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777 Route de la Colle
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DESCRIPTION

Erected at the heart of a secluded green sanctuary, this contemporary architect-designed residence boasts a majestic floor area of approximately 830 sqm, offering unparalleled comfort. Its commanding position provides a breathtaking panorama, sweeping across the historic medieval village to the azure horizon of the Mediterranean Sea.

Right from the approach, the 'art de vivre à la française' is evident. A paved cour d'honneur, enhanced by a sculpted fountain, signals the elegance of the estate. The vast maneuvering space leads to an exceptional parking infrastructure, featuring a garage with capacity for more than seven collector vehicles.

The main entrance, striking a balance of sober majesty, opens onto interior volumes of spectacular luminosity. The interior architecture, where minimalist design meets noble materials, reveals a meticulous sense of detail.

The principal reception room, bathed in natural light thanks to full-height bay windows, is articulated around an internal Zen garden, providing a daily spectacle of the surrounding landscapes. This monumental reception space flows seamlessly onto an XXL panoramic terrace, a privileged setting for unforgettable al fresco dining and entertaining.

The living wing also incorporates a formal dining room, a cosy reading nook (or 'boudoir') featuring a central fireplace, and a dedicated billiard room designed for the art of entertainment. The kitchen, a true chef’s laboratory, combines the purity of natural marble with state-of-the-art professional equipment. An adjoining larder (or 'pantry') ensures discrete and fluid management.

The sleeping quarters, conceived as exclusive apartments, comprise five private suites distributed across the two levels of the residence.

On the garden level, two sumptuous suites benefit from private West-facing terraces, offering an ideal vantage point for admiring the sunsets.

On the upper floor, three further suites compete in opulence, featuring bespoke finishes and high-end hotel-standard amenities.

This domain is designed for absolute well-being: it incorporates an incomparable wellness area, including a dual pool infrastructure (heated indoor pool and outdoor infinity pool), a fully equipped gymnasium, a sauna, and expansive shaded terraces—sanctuaries of calm and serenity.

The grounds, spanning over 8,000 sqm, a true Mediterranean landscaped park, are meticulously maintained. It features a refined kitchen garden, tiered terraces ('restanques') planted with local essences, and benefits from optimal sunshine, ensuring an unequalled and preserved vista.

The ensemble is completed by three distinct outbuildings, offering ideal solutions for guests and staff:

An entirely equipped private studio.

A self-contained two-room apartment.

A four-room single-storey guest house, guaranteeing the same standard of comfort for visitors or the property management team.

This property, harmoniously fusing contemporary design, absolute comfort, and an emblematic location on the Côte d’Azur, represents far more than a simple residence: it is a confidential and timeless real estate asset.

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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 45

Greenhouse gas emissions (GHG) index: A 1

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