COLDWELL BANKER
EUROPA REALTY

House Vence 135 m²



SALE PRICE : 1 350 000 €

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

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artrealty@coldwellbanker.fr

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DESCRIPTION

Close to the city center, discover this beautiful 140 sq m renovated property dating back to 1804, set within a lush green estate of over 5,000 sq m.

Situated in a peaceful and soothing environment, the house spans two levels:
An open-plan kitchen leading to a dining room equipped with a fireplace, a living room, four bedrooms, and bathroom facilities.

Tastefully renovated, blending historic charm with modern comfort.

A RARE find on the market in this area!
Local planing regulations permit the expansion of the estate's main building, provided the existing charm is preserved. A prior declaration is requierd for extentions of less than 20m², while a buildind permit is necessary for those exceeding 20m²

Two buyer profiles emerge:
Thanks to its setting and proximity to the city, middle schools, and high schools, the house is ideal for family life—not to mention the outdoor play area.

Equally, this estate could accommodate meditation spaces or wellness retreats, drawing on its history as a place of retreat and meditation in the same spirit as its residents practiced just fifty years ago.

Indeed, the property features several hermitages that can be converted into seasonal rentals or small apartments for family and guests.

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FEATURES

Property type:	House	Area:	135.75 m²	Property tax:	€1.00
Number of rooms:	6 rooms	Number of bedrooms:	3 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): D 194

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