COLDWELL BANKER
EUROPA REALTY

House Vence 160 m²



SALE PRICE : 2 495 000 €

EMAIL : ARTREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

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

PHONE : +33489973340
artrealty@coldwellbanker.fr

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DESCRIPTION

Set in the heights of Vence, in absolute peace and without the slightest overlook, this villa of 170 m² of living space unfolds a panoramic sea view that carries the eye all the way to the Cap d'Antibes. A rare setting, where the serenity of the hinterland meets the Mediterranean horizon.

Peace, privacy, an exceptional view and a prestigious landscaping signature: a rare villa, where every detail has been designed for a life turned towards happiness and the horizon.

In perfect condition and appointed to a high standard, the villa captivates from the outset with its exceptional natural light: its many openings draw in the light throughout the day and bring everywhere that softness so characteristic of the finest Riviera homes.

On the entrance level, the front door opens onto a generous reception space combining dining room and living room, extended by a separate, fully equipped kitchen. Also on this level, the master suite offers immediate comfort and preserved privacy.

Upstairs, two bedrooms share a complete shower room, while on the garden level a guest suite welcomes visitors in full independence — four bedrooms in all, two of them suites.

Outside, the 1,063 m² landscaped and elegante garden, designed by the renowned landscape company English Garden, forms a true green sanctuary. Generous terraces unfold around a large heated swimming pool of 14 × 4 metres, offering ample space for sunbathing and entertaining, conceived to make the most of the southern climate and light.

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FEATURES

Property type:	House	Area:	160.0 m²	Number of rooms:	6 rooms
Number of bedrooms:	4 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): B 105

Greenhouse gas emissions (GHG) index: A 3

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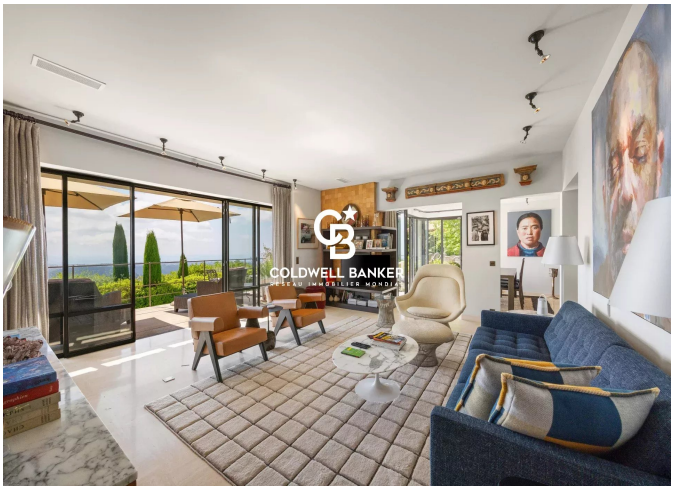



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