COLDWELL BANKER
EUROPA REALTY

House Vence 400 m²



SALE PRICE : 2 995 000 €

EMAIL : ARTREALTY@COLDWELLBANKER.FR

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

PHONE : +33489973340
artrealty@coldwellbanker.fr

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DESCRIPTION

Nestled in the heart of the peaceful Vence countryside, just five minutes from the charming village, this sumptuous, fully renovated property boasts breathtaking views over the surrounding hills, the iconic village of Saint-Paul-de-Vence, Vence and all the way to the Mediterranean Sea.

Set on an almost entirely flat plot of approximately 7,000 m² with possibility of detaching a portion of land, specified further, the villa offers around 400 m² of refined living space, harmoniously combining generous volumes, natural light, and top-of-the-range features. Designed for entertaining family and friends in absolute comfort, it offers five spacious en-suite bedrooms, a large independent kitchen with central island opening onto a sun-drenched dining room, an intimate living room with a TV area, and a stunning wine cellar. Expansive bay windows flood the interiors with incredible light.

The land also allows for the construction of a second detached house with a floor area of 200m² (15% footpint), offering unparalleled comfort for your friends or as a rental investment.

For moments of well-being, a hammam awaits you after a workout in the fully equipped fitness room. Outdoors, the magic continues with a vast living area that includes a stylish, fully fitted pool house, a sparkling swimming pool with adjoining jacuzzi, and a basketball court for enthusiasts. Entertaining is effortless with 11 parking spaces and 2 enclosed garages.

Every detail of this rare property has been thoughtfully designed, offering a true invitation to the art of living. An exceptional home guaranteed to capture your heart.

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FEATURES

Property type:	House	Area:	400.0 m²	Property tax:	€5.00
Number of rooms:	8 rooms	Number of bedrooms:	5 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 80

Greenhouse gas emissions (GHG) index: A 2

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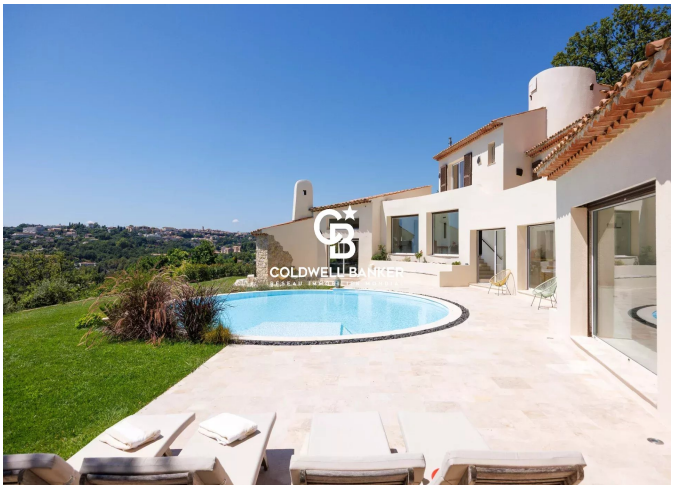



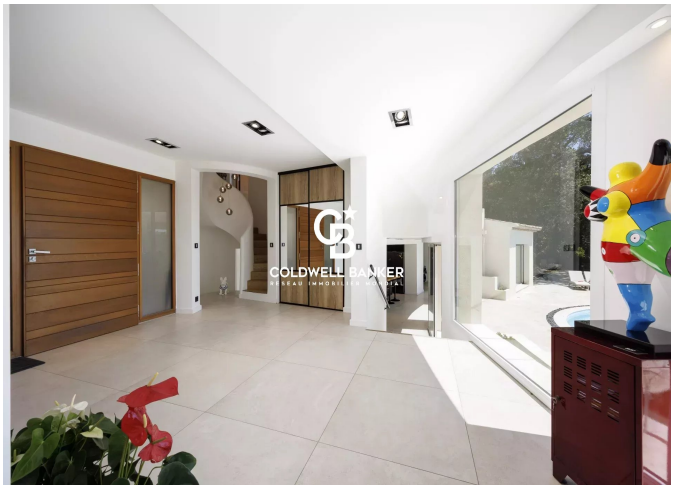







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