COLDWELL BANKER
EUROPA REALTY

House Vence 87 m²



SALE PRICE : 399 000 €

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France, 06000, Nice

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DESCRIPTION

In the heart of Vence's historic center, on a picturesque alley just a few steps from the Place du Grand Jardin, this charming village house captivates with its authenticity and Provençal atmosphere.

Completely renovated and tastefully decorated, it features a warm and inviting living room on the first level, separated by a few steps from a spacious, fully equipped kitchen-dining area. On the upper level, a bedroom with Provençal charm includes storage space and an adjoining shower room. Finally, the top level consists of a duplex featuring a bedroom with built-in storage and a full shower room, as well as a light-filled interior space offering breathtaking panoramic views over the rooftops of Vence and the coastline all the way to Cap d'Antibes. This versatile relaxation space, adaptable to your preferences, could serve as an office, a studio, a living room, or an additional bedroom.

Ideally located near shops, restaurants, cafés, and art galleries, this Vence residence makes for a charming pied-à-terre to enjoy Vence year-round, or a seasonal rental investment opportunity with a potential annual return of approximately 6%.

Saint-Paul-de-Vence and the Maeght Foundation are nearby, while the beaches of Cagnes-sur-Mer and Nice International Airport are about a 20-minute drive away.

A charming property in the heart of the Côte d'Azur hinterland, ideal for lovers of art, heritage, and the good life.

Brokerage fees paid by the seller.
Property tax: €756.
Information on the risks associated with this property is available on the Géorisques website.

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FEATURES

Property type:	House	Area:	87.0 m²	Property tax:	€756.00
Number of rooms:	5 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): C 117

Greenhouse gas emissions (GHG) index: A 3

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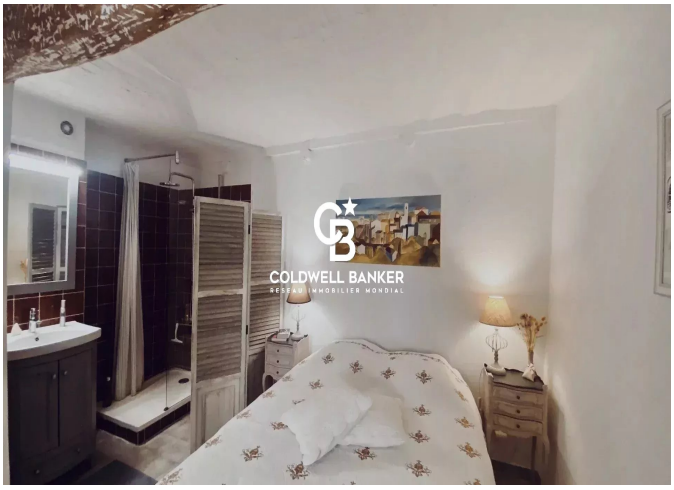



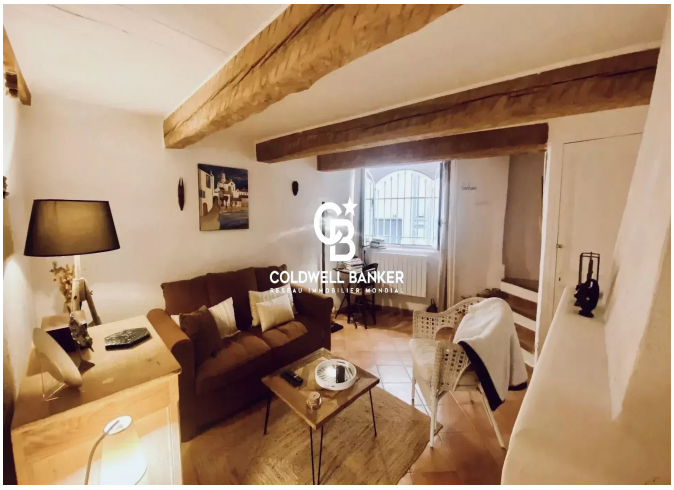

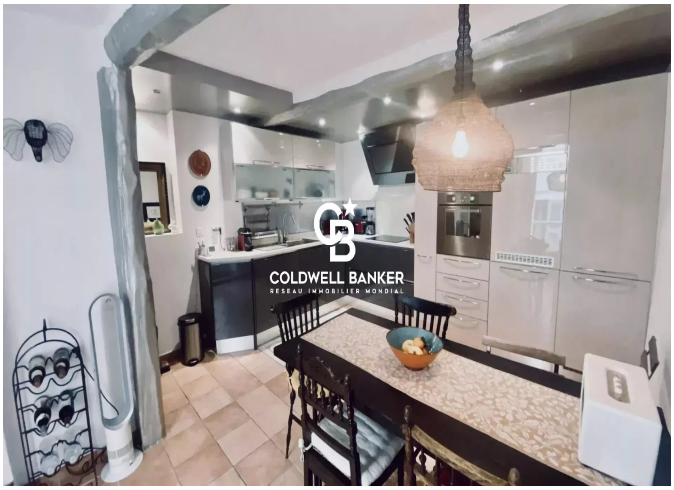

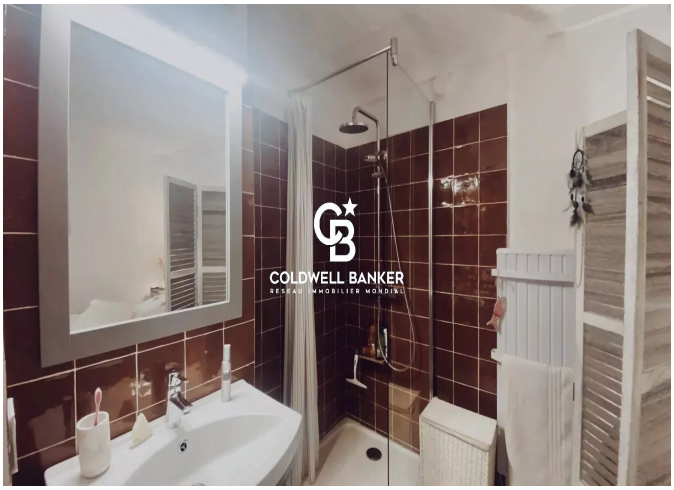

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