

Maison Saint-Paul-de-Vence 215 m²



PRIX DE VENTE : 1 690 000 €

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DESCRIPTION

In a sought-after residential neighbourhood of Saint-Paul-de-Vence, this elegant Provençal villa sits in a dominant position with panoramic views over the surrounding hills.

Set on a 1,520 m² plot, the villa offers 215 m² of living space spread over three levels.

On the main level, the bright and well-oriented living spaces comprise an entrance hall, a generous living room opening onto a terrace, a fully equipped kitchen and a study.

On the first floor, four bedrooms are served by two shower rooms with WC.

On the garden level, a large games room that could be converted into a fifth bedroom, a separate WC, a wine cellar, a workshop and a large double garage complete the layout of the house.

The large overflow pool and its sunny terrace provide a perfect setting for relaxation, overlooking a well-positioned kitchen garden and a pétanque court, perfect for year-round outdoor living.

Equipped with solar panels and a clever rainwater harvesting system, the property combines contemporary comfort with responsible energy management. A carport for two vehicles completes the amenities of this home.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	215.0 m ²	Taxe foncière :	€2.00
NB de pièces :	7 rooms	NB de chambres :	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

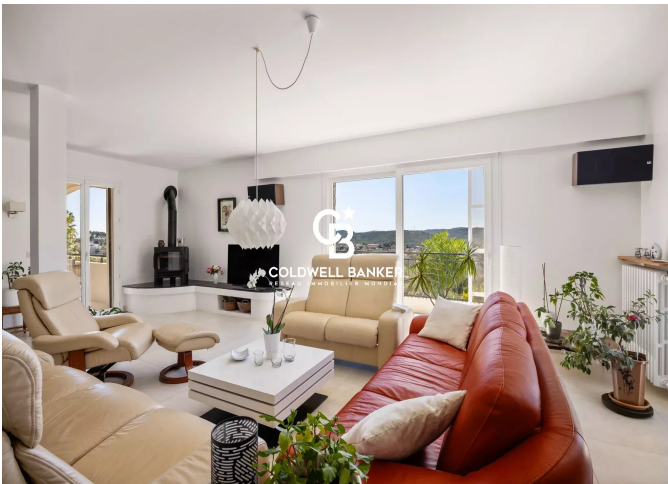
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 154

Indice d'émission de gaz à effet de serre (GES) : A 5



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