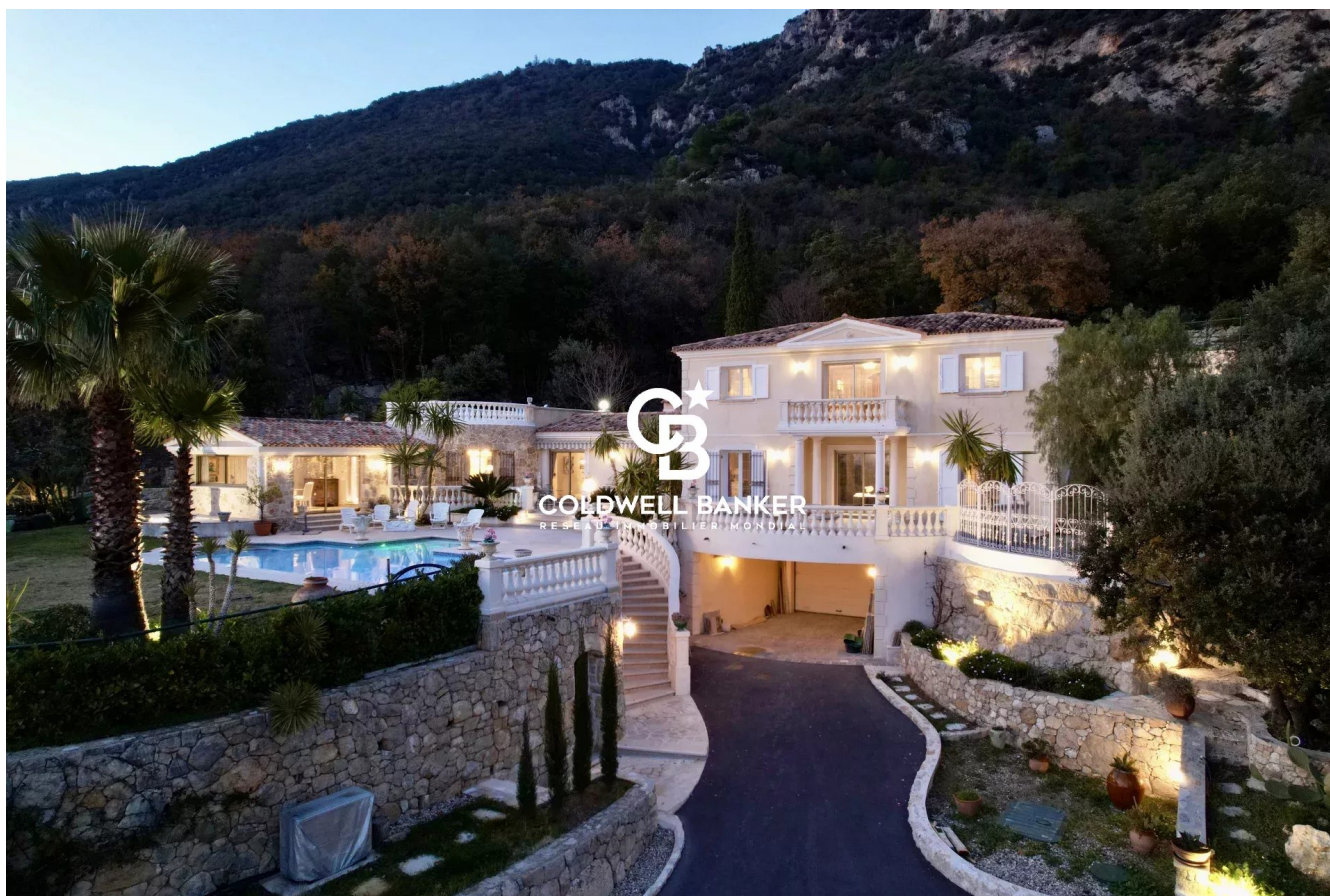


Maison Vence 267 m<sup>2</sup>

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PRIX DE VENTE : 2 195 000 €

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EMAIL : [STANDINGREALTY@COLDWELLBANKER.FR](mailto:STANDINGREALTY@COLDWELLBANKER.FR)

EXCLUSIVITÉ

## DESCRIPTION

Welcome to this splendid villa for sale exclusively. majestically perched on a hill. offering breathtaking panoramic views of the sea and surrounding hills. in a peaceful and sought-after neighborhood of the region. This residence. a magisterial work born out of the passion of a master mason. tells a story of dedication and artisanal craftsmanship.

Recently built by the owners themselves. this house is much more than a mere property; it embodies an artistic vision and meticulous mastery of construction. With a total of 9 rooms. including 5 spacious bedrooms. 3 bathrooms. exquisite features in the master suite. a gym. and the possibility to create a sauna hammam space as well as a cinema room. every detail has been carefully designed to offer absolute comfort.

The living room. adorned with a high-end gas fireplace. constitutes the warm heart of the house. inviting moments of relaxation while admiring the breathtaking view through the large windows. The garage. with an impressive area of over 150 square meters. offers generous space for automobile enthusiasts and various development possibilities.

The outdoor spaces. as meticulously cared for as the interior. complete the ensemble. The 6200 square meter plot has been tastefully landscaped. creating relaxation corners that invite you to enjoy the surrounding tranquility.

The Villa maintains an appearance as impeccable as the first day. testifying to the commitment to quality and meticulous maintenance.

This residence. more than just a house. is a living work of art. offering a luxurious and timeless living environment. ready to welcome new chapters of comfort and happiness.

Fees are borne by the seller. Information about the risks to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr) Fees are borne by the seller - Average amount of the share of current expenses €2677/year.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	267.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	9 rooms	NB de chambres :	5 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

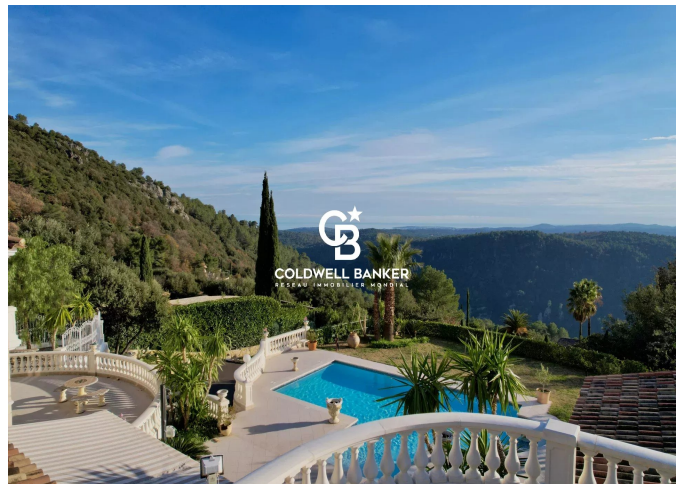
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 95

Indice d'émission de gaz à effet de serre (GES) : A 3



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