

Maison Vence 87 m²



PRIX DE VENTE : 430 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITÉ



DESCRIPTION

EXCLUSIVE SALE: Unique Real Estate Investment in the Historic Center of Vence

Treat yourself to a unique real estate investment in an authentic and refined setting, in the heart of Vence's charming historic center.

This village house, nestled in a picturesque alley just a few steps from the Grand Jardin square, allows you to fully enjoy the medieval atmosphere and authenticity of this world-renowned artists' town. A charming city steeped in history, it offers a delightful blend of rich cultural heritage, an authentic Provençal ambiance, and a peaceful natural setting. Saint-Paul-de-Vence, a bastioned haven of art, and the famous Maeght Foundation are within close proximity.

This 92 m² Vence property, fully renovated and tastefully decorated, offers on the first level a cozy and welcoming living room, separated by a few steps from a spacious, fully equipped dining kitchen. The upper level features a charming Provençal-style bedroom with storage space and an en-suite shower room.

Finally, the top level consists of a duplex with a bedroom featuring built-in storage and a full shower room, as well as an interior space bathed in light, offering breathtaking views over the rooftops of Vence and the coastline extending to Cap d'Antibes.

This relaxation area can serve multiple functions: a workshop, office, lounge, or additional bedroom. The duplex is equipped with reversible air conditioning.

Vence, with its rich cultural heritage, art galleries, and charming cafés and restaurants, is the perfect place for culture lovers and enthusiasts of Provençal life. Stroll through its narrow streets, explore its historic fountains, and immerse yourself in the artistic world that has shaped this city over the centuries.

This property enjoys a privileged location with all amenities within easy reach: shops, public transport, as well as Nice International Airport and the beaches of Cagnes-sur-Mer, just 20 minutes away by car. Ideal for tourist stays, but also for mountain getaways close to nature.

This acquisition represents an excellent rental investment with an estimated annual return of around 6% for seasonal rentals. Its location and authentic charm make it a perfect choice for short-term rentals, allowing you to generate income while enjoying this delightful retreat.

Don't miss this unique opportunity to diversify your real estate portfolio and acquire a character property in one of the most sought-after towns of the French Riviera hinterland.

Fees at vendor's expense

Property tax :718 EUR

Information on the risks to which this property is exposed is available on the Géorisques website:



CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	87.0 m ²	Taxe foncière :	€718.00
NB de pièces :	5 rooms	NB de chambres :	3 bedrooms		

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

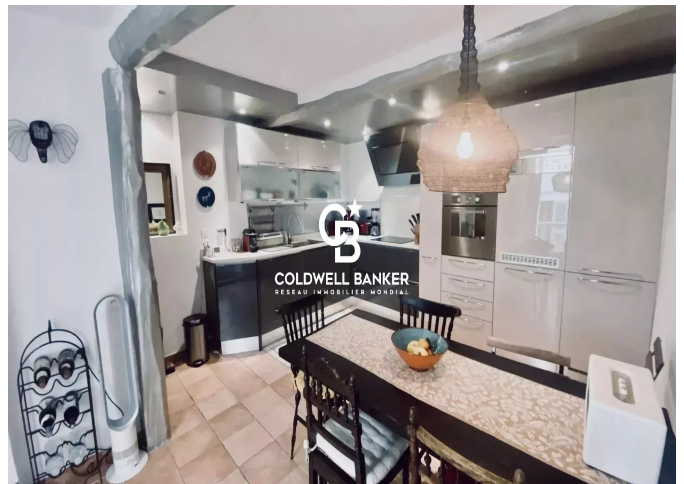
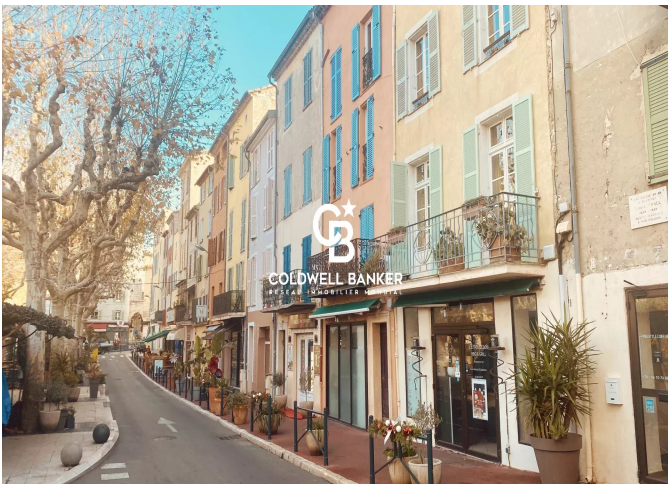
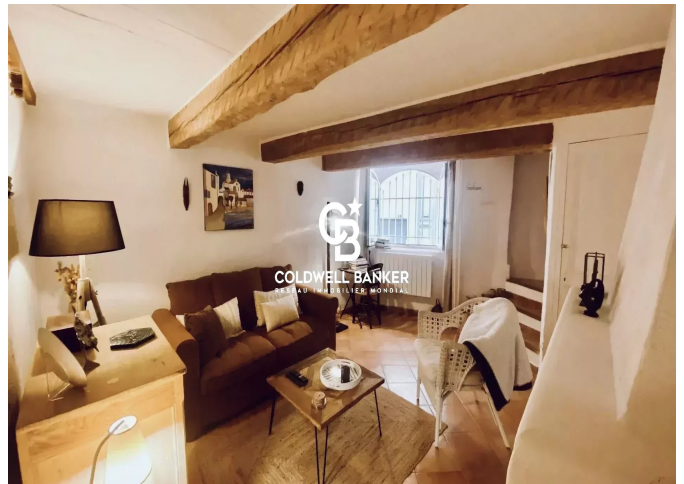
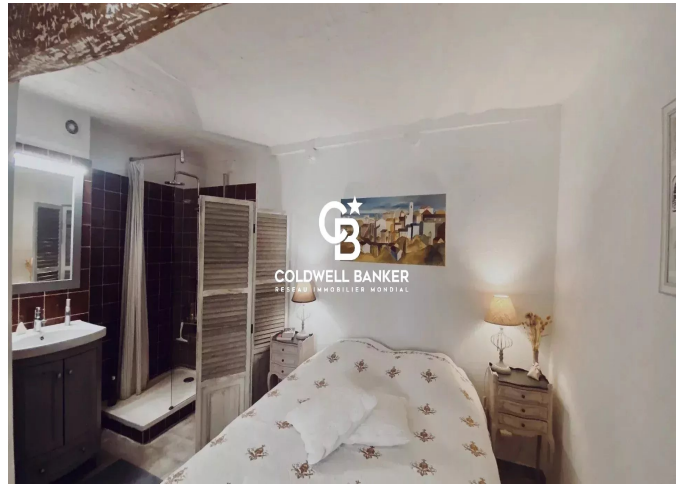
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 117

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



COLDWELL BANKER
EUROPA REALTY



11 rue Chauvain
France, 06000, Nice



TÉL : +33493852932
standingrealty@coldwellbanker.fr