

Maison Saint-Paul-de-Vence 165 m<sup>2</sup>

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PRIX DE VENTE : 1 495 000 €

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## DESCRIPTION

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Located in one of the most desirable residential neighborhoods of Saint-Paul-de-Vence, this character villa, tucked away at the end of a quiet dead-end street, sits within a lush garden bathed in southern light, offering a sense of private retreat just minutes from the village.

The living space of approximately 1,776 sq ft comprises a large open-plan living and dining room with fully equipped kitchen spanning 753 sq ft, laundry room, pantry and powder room. The upper level features three beautiful en-suite bedrooms, including a grand master suite with walk-in closet, and a separate bathroom.

Outside, a beautiful swimming pool edged by a wood deck and a pétanque court invite relaxation within a preserved natural setting, complemented by an elegant covered outdoor lounge beneath a pergola — the perfect place to enjoy al fresco living in complete privacy.

The villa also includes a covered carport for two vehicles and two additional outdoor parking spots.

A rare property, move-in ready.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	165.0 m <sup>2</sup>	Taxe foncière :	€1.00
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](http://www.georisques.gouv.fr)

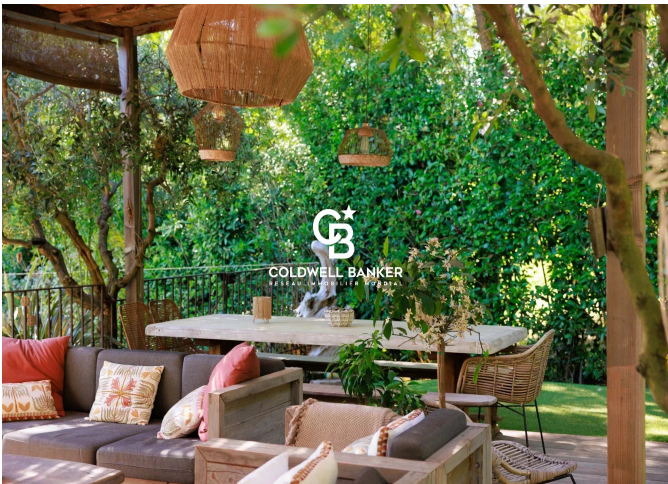
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 51

Indice d'émission de gaz à effet de serre (GES) : A 2



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