

Maison Saint-Paul-de-Vence 400 m<sup>2</sup>

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PRIX DE VENTE : 5 380 000 €

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

## DESCRIPTION

Set in the prestigious gated estate of hauts de Saint Paul, this villa has been completely renovated and extended, and boasts amenities of a rare quality, not to mention its sublime panoramic sea view. This residence also benefits from the latest technology for maximum comfort.

A beautiful cobbled driveway overlooking the blue sea opens the doors to this villa, leading to the carport for 2 SUVs with electric charge. This can easily be converted into a closed garage thanks to the connections already provided.

With 400m<sup>2</sup> of living space on 2600m<sup>2</sup> of land, this charming property offers an entrance hall that opens onto a generous living room with kitchen, dining room and storeroom. The latter, with its study area, benefits from sea views thanks to its many windows opening onto the garden and the terrace on the kitchen side. On this level, a spacious master suite with full bathroom and custom-made dressing room.

Upstairs, a second master suite, also with en suite bathroom and bespoke dressing room. It also has its own terrace. Three further guest bedrooms are located on this level, all with en suite shower rooms and sharing a second terrace.

On the ground floor, to continue the theme of comfort, there is a beautiful wine cellar, a sauna and a laundry room. A 6th bedroom with en suite shower room overlooks the pool area.

Technical features include heat pump heating, thermodynamic water heating, water softener and home automation for shutters and lights in every room.

Secure estate, prestigious neighbourhood, turnkey property, it's up to you to make a new history!

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	400.0 m <sup>2</sup>	NB de pièces :	8 rooms
NB de chambres :	6 bedrooms				

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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



**COLDWELL BANKER**  
**EUROPA REALTY**



777 Route de la Colle  
France, 06570, Saint-Paul-de-Vence



TÉL : +33489973340  
[artrealty@coldwellbanker.fr](mailto:artrealty@coldwellbanker.fr)