

Maison Saint-Paul-de-Vence 450 m²



PRIX DE VENTE : 3 200 000 €

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DESCRIPTION

Located just a few meters from the famous village of Saint-Paul-de-Vence, this rare property offers outstanding real estate development potential in a peaceful setting with open views over the surrounding countryside.

Key feature: the land allows for the construction of two additional houses.

The possibilities for subdivision and construction have already been studied, and urban planning information has been obtained from the Saint-Paul-de-Vence town hall, making this an extremely rare opportunity in this highly sought-after area.

Set on a beautiful plot planted with vines and olive trees, the property currently includes:

A main house of approximately 350 sqm, currently divided into three independent apartments. The building requires major renovation work.

A former shepherd's house of approximately 104 sqm, previously restored with exposed stone walls and traditional terracotta tiles, comprising three bedrooms, but also requiring significant renovation work.

Overall, the entire property requires substantial renovation, making it an ideal project for an investor, developer, or buyer looking to restore and enhance a character property.

With the possibility to build two additional houses, several development options are possible:

creation of a small residential estate,
development of four independent houses in total,
a family estate or high-potential investment project in one of the most desirable areas of the French Riviera.

A rare opportunity in Saint-Paul-de-Vence, combining land with vines and olive trees, construction potential, and strong value after renovation.

Full file and additional information available upon request.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	450.0 m ²	NB de pièces :	11 rooms
NB de chambres :	8 bedrooms				

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

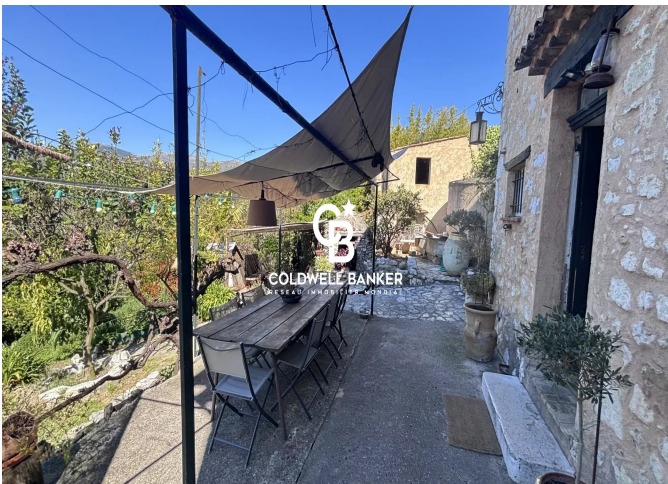
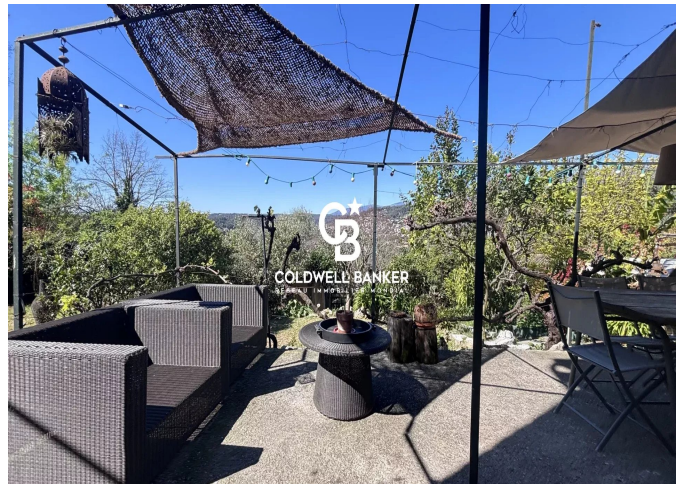
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 201

Indice d'émission de gaz à effet de serre (GES) : D 35



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