

Maison Vence 375 m²



PRIX DE VENTE : 935 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

DESCRIPTION

In a sought-after residential area south of Vence, in a peaceful and verdant setting, become the owner of this sumptuous Provençal villa full of charm.

Nearly 380 m² of living space awaits you in this pleasant setting, ideal for one or two families seeking space and tranquility.

The house is spread over several levels and offers a well-designed layout.

On the garden level, you will find a spacious living room with a fireplace, open to a fully equipped kitchen, all bathed in light thanks to large windows opening onto the outside.

A games room completes this inviting space.

Upstairs, you will discover four beautiful bedrooms, an office, and a mezzanine offering numerous layout possibilities to suit your needs.

On the ground floor, a separate two-room apartment provides accommodation for guests or could be considered for a rental investment.

Set on a landscaped plot of 3,000 m², the property boasts unobstructed views of the surrounding countryside and mountains.

The exterior features a swimming pool, a pool house with a kitchen and studio, and a carport for several cars.

Facing south and east, the house enjoys abundant natural light throughout the day.

Some minor renovations could be undertaken to modernize the property and unlock the full potential of this large, characterful house with its generous spaces and volumes. It's ideal for a family project in a prime location just minutes from the center of Vence and conveniently situated for exploring the French Riviera (airport less than 20 minutes away).

Please contact me to arrange a viewing before it's no longer available. Thank you.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	375.74 m ²	Taxe foncière :	€2.00
NB de pièces :	7 rooms	NB de chambres :	6 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 213

Indice d'émission de gaz à effet de serre (GES) : D 46



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