

RHF INTERNATIONAL THE PROPERTY SPECIALISTS FOR INTERNATIONAL BUYERS & SELLERS



A cottage on prime building land facing Saint-Paul de Vence

Reference No: 559
Price Euros: 1,290,000
Area: St Paul De Vence
Town: St Paul De Vence
Department: Alpes Maritimes
Bedrooms: 0
Land Size m2: 0
Habitable space m2: 0

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Bague, 06560, VALBONNE France - www.RHF1.com

Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

Carte professionnelle 5940T délivrée par la prefecture de Nice, Alpes Maritimes - Gérant GREEN Richard

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Full Description: A rare opportunity has come up : a 1 Hectare plot of land is offered for sale, of which 9000m² may be built upon, with breath-taking views of open countryside and Saint Paul de Vence across the valley, about only ½ km away. Plans have been drawn up, for example, for villas on 3 x 3000m² plots with a shared swimming pool. Vehicle access is easy and its 20 mins from Nice airport, and 10 mins from the beach. It takes just 5 mins to drive to the old village of Saint-Paul.

Currently there is a 1950's house built on this plot, with 130m² habitable, needing extensive renovation & modernisation. Half of it is brick-built and includes a lounge, a kitchen, a shower room and a double bedroom on the first floor.

The lower ground floor is all one storeroom/workshop (14m x 3.5m). All rooms enjoying the wonderful view of open countryside and Saint-Paul de Vence.

Adjacent & attached is a wooden extension comprising a living room and a bedroom on the first floor, and a garage below.

There is a terrace shaded by an old vine.

But the great interest of this property is not the house, but the exciting potential of this big 1 H plot with west-facing views of the beautiful medieval village of Saint-Paul de Vence. The land is on a gently-sloping hillside and in the past was terraced for greenhouses in which flowers were grown. These have now all gone but the terrassing remains. It is overgrown, but there are some nice mature pine & oak trees.



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