



Character stone villa close to Old Vence

Reference No: 810

Price Euros: 990,000

Area: St Paul De Vence

Town: Vence

Department: Alpes Maritimes

Bedrooms: 5

Land Size m2: 1,100

Habitable space m2: 200

Full Description: Well built in the 1950's and recently tastefully renovated, this stone villa offers plenty of roomy accommodation, a private garden with a pool, and good views thanks to its elevated position. It is within walking distance of the shops, cafés, restaurants & galleries of the historic old town of Vence. Also only 20 mins from Nice airport, 5 mins from pretty St. Paul de Vence, and 15 mins from the beaches.

Ground floor: The entrance hall leads into a very spacious 60m² lounge in the rotunda, with fireplace. A refurbished fully equipped Provençale kitchen with fine blue lava-stone surfaces and solid limed oak joinery. An office (could be 6th bedroom), a laundry room, and guests' WC. Lofty 3m high ceilings.

1st Floor: Large master bedroom in the rotunda, therefore enjoying fabulous southerly views over the countryside and to the sea, with bathroom en-suite (with separate shower). Bedroom 2 with en-suite shower room and access onto a loggia overlooking the garden, pool & open countryside views. Bedroom 3 also enjoys access onto the loggia. 2 more bedrooms. All air conditioned. Bathroom & WC.

Garden: South and southeast facing, with the pool set in a flat lawn with automatic watering. The pool has a contra-flow pump system for exercise swimming. A 45m² stone paved terrace, ideal for al-fresco dining. Private and not overlooked thanks to mature hedges & trees, including 12 100-year-old olive trees, and several big 18thC & 19thC pottery jars from Biot which are collector's items.

Garage (30m²) with internal access and automatic gates.

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There is COS Résiduel for an extension.

Property Features: Air conditioning, Automatic Gates, Automatic Watering, Balcony, Cos Residuel, Development Potential, Fireplace, Large Rooms, Laundry, Letting Potential, Marble Floors, Private Garden, Private Pool, Terrace, Tile Floors, Town water, Workshop

Nearby Amenities: Airfield, Beaches, Local Shopping, Marina, Medieval Village, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Weekly market

View: Countryside, Hills, Sea view

Heating: Oil, Wood Burning



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