



### **Characterful single storey villa in peaceful location with great views of mountains and sea**

**Reference No:** 393

**Price Euros:** 1,100,000

**Area:** St Paul De Vence

**Town:** Tourettes Sur Loup

**Department:** Alpes Maritimes

**Bedrooms:** 3

**Land Size m2:** 2,085

**Habitable space m2:** 168

**Full Description:** A recently built attractive single storey villa, designed in to make the most of the internal volume and with considerable character. Vence town centre is a convenient 1.5km stroll away.

The villa sits in a quiet and very private small gated domain of a maximum of 8 highly individual homes.

Completed in 1998, the villa is in excellent condition and has vaulted and beamed ceilings to all rooms, lending a spacious feel to the interior. There is underfloor heating (oil) throughout.

The accommodation comprises:

Entrance hall with guest WC, opening onto the very spacious living/dining area which features an attractive full height open fireplace. Large double glazed doors look out onto sea views and the spacious covered terrace with the overflow swimming pool beyond. There is a stunning view of the sea and/or the mountains from all rooms in the villa, including the charming, open plan, provencal style kitchen.

Of the three double bedrooms in the main house, two have fitted wardrobes and their own sink and shower and the third has its own en suite bathroom including jacuzzi bath and WC.

Further accommodation (28m<sup>2</sup>) is provided in the converted garage space which is currently plumbed as a utility area and has the added benefit of floor to ceiling sliding double glazed doors and an hammam. This space could be organised as required and would make a convenient independant studio/apartment, for example.

Under the house is the technical room for the swimming pool, storage areas and a great little wine cellar!

Approaching the property from the road, electric gates lead onto the driveway where there is parking space for approx 4

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vehicles. There is room to build a covered shelter, if desired.

The garden is a very manageable size and is fenced all around. It has several shrubs and olive trees already and scope for further landscaping. The swimming pool is treated with salt and has an automatic pH meter. There is also the possibility of adding a counter current mechanism for serious swimmers.

This is an ideal property for either a permanent or holiday home and, being on one floor, would be especially suited to a young family or retired couple. A must see!

**Property Features:** Town water

**Nearby Amenities:** Local Shopping, Medieval Village, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Swimming Pool

**View:** Mountains, Sea view

**Heating:** Oil



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