



### **Charming Provencal villa above Vence, with sea views and pool.**

**Reference No:** 2955

**Price Euros:** 1,350,000

**Area:** St Paul De Vence

**Town:** Vence

**Department:** Alpes Maritimes

**Bedrooms:** 4

**Land Size m2:** 2,635

**Habitable space m2:** 180

**Full Description:** This charming Provencal villa enjoys a fabulous position on a hill above Vence, which gives it amazing panoramic sea views of the Cap d'Antibes and from The Esterel hills in the west to Nice in the east. Being on a quiet cul-de-sac it is private and peaceful.

Accommodation : 180 m<sup>2</sup> living space.

Upper floor: Entrance hall with stairs down.

Master suite with bathroom, south facing with super views to the sea - even to Corsica on a clear day!

2 south-facing guest bedrooms opening onto a loggia balcony. Also with the great views.

3rd bedroom (smaller) or office/study, with west views.

Guest bathroom and WC.

Fine old terracotta tiled floors and exposed wooden roof beams.

Downstairs, garden level : A very spacious open-plan lounge and dining room (60 m<sup>2</sup>) with working fireplace and 3 sets

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of French doors out to the garden and pool. South-facing with great views.

A fully equipped Provencale kitchen with attractive Salernes tiles and stone surfaces. Opening onto a vine-shaded outside dining area with a proper brick BBQ, south and west facing, and close to the pool.

Laundry room, cellar storage and workshop.

All is in impeccable condition, both structurally and decoratively.

Garden : An attractive 11m x 5m tiled swimming pool with overflow edge. A paved patio surround with a well-positioned terrace from which to enjoy the panoramic views.

Flat grass lawn, and plenty of mature shrubs like bougainvillea, jasmin, vines, pampas, fig and cherry trees.

Carport for 2 cars, plus 2 secure garage spaces in Vence town centre.

Location: 5 mins from the historic Old Town of Vence with its ancient cobbled streets, cafes and restaurants, shops and galleries, street markets and all amenities. There is a footpath which takes 15 mins to walk to the town centre.

It is also just 15 mins walk to the schools, plus there is a school bus pick-up point near-by.

20 mins from the sea.

25 mins from Nice airport.

25 mins from Antibes.

**Property Features:** Automatic Gates, Automatic Watering, Balcony, BBQ, Cave à Vin, Exposed ceiling/roof beams, Fireplace, Infinity effect pool, Laundry, Letting Potential, Loggia, Old Stone/tile floors, Outside Lighting, Pool Alarm, Private Garden, Private Pool, Terrace, Terracotta Flooring, Traditional roof with génoise, TV Ariel, Workshop

**Nearby Amenities:** Airfield, Beaches, Forest/Parkland, Golf Course, Local Shopping, Marina, Medieval Village, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Sports Complex, Tennis Courts, TGV - less than 1 Hour, Watersports, Weekly market

**View:** Countryside, Hills, Panoramic, Sea view

**Heating:** Central, Electric, Wood Burning

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