



Charming Provencal villa with pool and big sea views, Vence

Reference No: 2915

Price Euros: 1,200,000

Area: St Paul De Vence

Town: Vence

Department: Alpes Maritimes

Bedrooms: 4

Land Size m2: 1,600

Habitable space m2: 160

Full Description: This charming Provencal villa is designed to make the most of its panoramic views – of the Riviera coast, of Vence's famous "Baou" crags and to the sea. It has 4 bedrooms plus an office, an attractive pool, poolhouse and summer kitchen surrounded by a pretty garden.

Quiet and not overlooked, in a secure residential neighbourhood.

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.

20 mins from the sea

25 mins from Nice airport

25 mins from Antibes.

Accommodation:

The entrance is at the top of the property and the hall leads into the spacious open-plan living and dining room, with a

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working fireplace. Fine old terracotta floor tiles. 3 big glass sliding doors open to the garden and splendid south views. A fully equipped Provencale kitchen, with rich honey-coloured Provencale tiles. Master suite comprising south-facing bedroom with French doors out to the garden and pool ; dressing room ; bathroom and WC. A mezzanine office (or occasional bedroom) opening onto a private “Tropezienne” roof terrace with amazing views south to the sea and inland to the hills behind.

1st Floor : Bedroom 1 - south facing and with French doors onto the private roof terrace with the amazing views.
Bedroom 2 - south facing.
Bedroom 3 – east facing.
A bathroom with WC ; and a shower room with WC.

Lower floor: A summer lounge room or workshop, opening onto the terrace and pool area.

Garden: An 11m x 5m free-form swimming pool with jacuzzi and a spacious paved patio around it, enjoying the panoramic views of the “Baou” hills and to the sea.
A comfortable pool house with fully equipped summer kitchen and proper brick BBQ.
A spectacular old wisteria and abundant red oleanders, palms and pine trees, yukkass, plus many other Mediterranean flowers and shrubs, set in grass lawns.

A garage plus parking for several more cars.
Electric gates and alarm.

Property Features: Alarm, Automatic Gates, Automatic Watering, Balcony, BBQ, Electric Shutters, Exposed ceiling/roof beams, Fireplace, Jacuzzi/Spa, Large Rooms, Old Stone/tile floors, Outside Lighting, Pool-House, Private Garden, Private Pool, Security Blinds, Summer Kitchen, Terrace, Terracotta Flooring, Town water, Traditional roof with génoise

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

View: Countryside, Hills, Panoramic, Pleasant, Sea view, Village

Heating: Central, Electric, Radiators, Wood Burning

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