



### **Enchanting position with stunning views for this large villa in St Paul de Vence**

**Reference No:** 3106  
**Price Euros:** 10,000,000  
**Area:** St Paul De Vence  
**Town:** St Paul De Vence  
**Department:** Alpes Maritimes  
**Bedrooms:** 5  
**Land Size m2:** 5,000  
**Habitable space m2:** 400

**Full Description:** On the top of the most prestigious domain in St Paul, boasting one of the most impressive views to be found, large villa of some 400m2 on a largely flat terrain of 5000m2.

The villa is composed on the ground floor of a large entrance, a huge triple living room with fireplace opening to the terraces and the garden, a dining room opening to the terraces, equipped kitchen, pantry, laundry room, small bedroom with shower room, large master bedroom opening to the garden and private terrace with dressing and full bathroom. On the other side of the villa is another mastersuite consisting of a large library with fireplace opening to the garden, a huge bedroom opening to the garden, a large dressing and a full bathroom. This suite has a private entry. Access to 2 car garage, caretakers accommodation and wine cellar.

Upstairs are a large landing which serves as additional sitting room/tv room/office and 2 large bedrooms suites with large bathroom both opening to balconies and a large covered terrace enjoying the full view.

Large basement with another wine cellar and a huge space that could be used as cinema room/fitness room/caretakers accommodation.

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Lovely gardens, mainly laid to lawn with possibility for tennis court, parking for several cars.  
Large swimming pool.

Stunning views, perfect peace and quiet in comonation with a secured domain make this a very special property!

**Property Features:** Air conditioning, Alarm, Automatic Gates, Automatic Watering, Balcony, BBQ, Broadband / ADSL, Cave, Cave à Vin, Dependancies, Double Glazing, Exposed ceiling/roof beams, Fireplace, Fountain, Independant Apartment, Large Rooms, Laundry, Letting Potential, Old Stone/tile floors, Outside Lighting, Pool Alarm, Private Garden, Private Pool, Satellite TV, Staff Quarters, Terrace, Wood Floors

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

**View:** Countryside, Mountains, Panoramic, Pleasant, Sea view

**Heating:** Electric, Rev. climate control, Underfloor



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