



Fine stone villa near Vence, with pool and fabulous views to the sea & Cap d'Antibes

Reference No: 1045

Price Euros: 1,480,000

Area: St Paul De Vence

Town: Vence

Department: Alpes Maritimes

Bedrooms: 5

Land Size m2: 2,200

Habitable space m2: 200

Full Description: A spacious Provençale villa built in stone in 1970. South-facing to make the most of its fabulous position : all-day sun, and views down the valley to St-Paul de Vence and beyond to the sea and the Cap d'Antibes. On the south side of Vence – 3 mins from the historic Old Town with its restaurants, galleries, cafés, markets & shops – and yet just 15 mins down to the beaches, and 20 mins to Nice airport.

Accommodation :

Ground floor :

- Entrance hall & WC
- Spacious 39m² lounge with big working fireplace, high ceiling with wooden beams and French doors onto the sunny south-facing terrace. Through the windows are the magnificent views of St-Paul de Vence and the sea.
- Old-style wooden bar.
- Spacious 31m² dining room with impressive built-in brick BBQ.
- Equipped kitchen, with access onto the sunny terrace, shaded by a climbing grape vine. There is a separate outside door to the kitchen from the parking area.
- Master bedroom with bathroom en-suite, with French doors onto the terrace & garden.
- 3 further bedrooms, each with its own basin and giving onto the terrace and garden.
- Shower room.

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Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

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1st Floor :

· Spacious 21m² bedroom or office, opening onto a south-facing wrap-around 'Tropézienne' roof terrace, offering magnificent views of the forested countryside and to St-Paul, the sea and the Cap d'Antibes.

Lower Ground Floor : Garage ; workshop ; boiler room (town gas) ; storage room ; laundry room with private stairs up to the kitchen ; wine cellar.

Storage for logs and garden equipment.

Garden : The south side of the house has fully 83m² of sunny terracotta-paved verandas, shaded by Provençale tiled roofs (recently rebuilt & improved).

The 11m x 5m 'overflow' swimming pool is surrounded by a paved patio, adjacent to a large pool house with summer kitchen, BBQ and dining area. The spit is turned by a water wheel turned by a stream diverted from the pool. Shower, changing rooms & WC.

Below the pool is a boules pitch, with lighting for evening matches!

The landscaped garden has ancient olive trees, purple bougainvillea, climbing vines and Mediterranean shrubs. A watering system ; a greenhouse.

The inside of the house does need thorough modernisation, but the basics are good : large volumes, plenty of space, Provençale features and magnificent views. Potentially a fabulous family home in a great location.

Property Features: Automatic Watering, Balcony, BBQ, Cave, Cave à Vin, Dependancies, Fireplace, Infinity effect pool, Large Rooms, Laundry, Letting Potential, Loggia, Outside Lighting, Pool-House, Private Garden, Private Pool, Summer Kitchen, Terrace, Tile Floors, Workshop

Nearby Amenities: Airfield, Beaches, Forest/Parkland, Golf Course, Local Shopping, Marina, Medieval Village, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Tennis Courts, Weekly market

View: Countryside, Hills, Medieval Village, Sea view, Woods

Heating: Gas, Radiators, Wood Burning



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