



Large Provençal character villa close to Vence, with fine pool & views

Reference No: 980

Price Euros: 1,261,400

Area: St Paul De Vence

Town: Vence

Department: Alpes Maritimes

Bedrooms: 7

Land Size m2: 1,500

Habitable space m2: 300

Full Description: This top quality Provençal villa built in 2000 is in a quiet neighbourhood within easy walking distance of the historic Old Town of Vence, with its restaurants, galleries, shops and weekly markets. Schools are also just a short drive away.

It benefits from an elevated position offering stunning views of the hills to the east and southwards to the sea. Being conveniently on the south side of Vence it is just 20 mins from Nice airport, 15 mins from the beach, and 5 mins from St-Paul de Vence.

The villa is well-built with attractive exterior stone & plasterwork combining the traditional with the contemporary. It has landscaped gardens at front and rear with a beautiful paved pool area, and features olive & palm trees and Mediterranean shrubs, and a climbing grape vine.

Accommodation:

Ground floor: The entrance from a pretty front courtyard leads into a large reception room with an antique marble fireplace; and then into the lounge which is east-, south- & west-facing and tastefully lit with halogen spots hidden in the decorative cornice. A fully equipped Provençale kitchen, conveniently located next to the dining room as well as to the east- & west-facing outside dining terraces. All these rooms open onto the large east- & south-facing terrace with panoramic countryside views.

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Bague, 06560, VALBONNE France - www.RHF1.com

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

Carte professionnelle 5940T délivrée par la prefecture de Nice, Alpes Maritimes - Gérant GREEN Richard

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An independent apartment with 2 bedrooms and 2 bathrooms, with the fine easterly views.

1st Floor:

Marble stairs lead up to the landing, which opens onto a west-facing balcony.

Master suite with bedroom, dressing room, attractive marble bathroom & WC.

Bedroom 2, with bathroom & WC en-suite.

A second independent apartment with 2 bedrooms and 2 bathrooms, with the fine easterly views.

Lower ground floor:

3 large rooms opening onto the garden and pool area - currently a bedroom, an office and a games room, plus a shower room & WC.

Garden: A large and attractive paved patio surrounds the 10m x 5m freeform pool with overflow edge & shallow 'beach' end, facing the fabulous views. A fish pond and a rockery planted with Mediterranean agaves. Below are 3 lower 'restanque' terraces planted with fruit trees.

Parking space for 3+ cars.

Electric gates, entry phone & alarm system.

Property Features: Air conditioning, Alarm, Automatic Gates, Balcony, Courtyard, Dependancies, Double Glazing, Electric Shutters, Fireplace, Independant Apartment, Infinity effect pool, Large Rooms, Laundry, Letting Potential, Loggia, Marble Floors, Outside Lighting, Private Garden, Private Pool, Quality Fittings, Security Blinds, Staff Quarters, Terrace

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

View: Countryside, Hills, Sea view

Heating: Electric, Wood Burning



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