



**Provencale stone villa with good rental potential, near Vence.**

**Reference No:** 3052

**Price Euros:** 890,000

**Area:** St Paul De Vence

**Town:** Vence

**Department:** Alpes Maritimes

**Bedrooms:** 7

**Land Size m2:** 1,800

**Habitable space m2:** 283

**Full Description:** Well-built in the 1960's, this stone villa with lots of Provencale character set in private mature gardens of approx. 1800 m<sup>2</sup> currently comprises 3 apartments plus outbuildings. It is south-facing and not overlooked.

Location :

- 3 mins from the attractive old town of Vence with its cobbled streets, shops and galleries, cafes and restaurants, markets, etc. Or just 15 mins walk.
- 5 mins to the pretty medieval villages of Tournettes sur Loup and St-Paul de Vence
- 20 mins to the beaches
- 23 mins to Nice airport
- 25 mins to Antibes

Accommodation :

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Bague, 06560, VALBONNE France - [www.RHF1.com](http://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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Main house :

Ground floor : A nicely renovated 2-bedroom apartment featuring an attractive south-facing lounge-dining room with an original stone archway, original wooden beams and parquet floors. French doors out to the garden.

A modern and spacious kitchen, fully equipped.

A modern bathroom, with WC.

2 double bedrooms.

1st Floor : A 2-bedroom apartment which would benefit from some modernisation. Featuring superb old stone steps up to the entrance porch.

A south-facing lounge-dining room with working fireplace, and French doors out onto a 10m balcony with lovely southerly views over the garden and countryside – and to the Baou hills above Vence.

A modern and fully equipped kitchen.

2 double bedrooms, plus a single.

A bathroom ; and a shower room with WC.

An independent 2-bedroom apartment in the garden, approx. 90m<sup>2</sup> : Modern, light, airy and spacious.

A fully equipped open-plan kitchen and dining room with American bar.

An attractive south-facing lounge with parquet floor and French doors out onto a private terrace with BBQ area. Can be shaded in the summer. Opens onto the gardens.

2 double bedrooms, one with en-suite bathroom, one with en-suite shower room.

Separate WC.

Garden : Child friendly with flat grass lawns with some big old pine and palm trees, plus yuccas and mature Mediterranean flowers and shrubs. There is space for a swimming pool.

Some interesting stone outbuildings that could be developed – including a big garage and workshop ; and 2 stone studios that could be made into another apartment on 2 floors.

Antique features like an ancient stone sink/fountain set into an old stone wall, plus 2 other old stone fountains.

A very impressive stone gateway. Ample parking space.

Summary : This property is out of the ordinary. It is already a good generator of rental income, well located, and it could be made into a large and charming family home. Some refreshment work is needed to bring parts of it up to modern standards, but the basics are good.

**Property Features:** Automatic Gates, Balcony, BBQ, Broadband / ADSL, Development Potential, Double Glazing, Exposed ceiling/roof beams, Exposed stone walls - interior, Fireplace, Fountain, Independant Apartment, Letting Potential, Outbuildings, Parquet Floors, Pool Possible, Private Garden, Staff Quarters, Terrace, Tile Floors, Town water, Traditional roof with génoise, Workshop

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

**View:** Countryside, Garden, Hills, Pleasant, Rural

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

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