



Spacious Provençale villa with nice pool, in St-Paul de Vence

Reference No: 664

Price Euros: 895,000

Area: St Paul De Vence

Town: St Paul De Vence

Department: Alpes Maritimes

Bedrooms: 4

Land Size m²: 1,800

Habitable space m²: 200

Full Description: This attractive Provençale villa, built to high specifications in 1987, benefits from a large southwest-facing garden just 5 mins from Saint Paul de Vence. Quiet and peaceful, yet only 15 mins from the beaches and less than 20 mins from Nice airport.

Accommodation:

Ground floor: The front door leads into a very spacious 80m² full-height lounge/dining room with a mezzanine/minstrel's gallery and a proper fireplace. Lovely old terracotta floor tiles. Truly massive timber roof beams. Sliding glass doors onto the SW facing terrace & garden.

A fully-equipped Provençale kitchen, also with outside terrace & garden access.

Laundry room; storage cupboards; WC; cloakroom.

Study (or single bedroom) with mezzanine floor.

Double bedroom, with mezzanine floor.

Bathroom, with fine Provençale tiles. Separate WC.

Fitness room or summer dining room giving onto the terrace & poolside.

1st Floor:

Master bedroom suite, comprising double bedroom with mezzanine, en-suite bathroom, and dressing room.

Garden:

Attractive tiled free-form pool, 10m x 5m, with a heat pump.

A vast 20m x 5m rumpus room below the pool patio, with 3 doorways onto the garden & views.

Grass lawns and mature palms, pine & eucalyptus trees.

Broad countryside views.

Large garage (10m x 5m) with workshop.

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

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State-of-the-art alarm & video entry phone system.

Property Features: Alarm, Automatic Gates, Dependancies, Double Glazing, Fireplace, Heated Pool, Independant Apartment, Large Rooms, Laundry, Letting Potential, Outside Lighting, Pool-House, Private Garden, Private Pool, Terrace, Tile Floors, Town water, Workshop

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

View: Countryside, Garden, Hills, Pleasant

Heating: Oil, Wood Burning



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