



Superb Provencale villa with sea views in exclusive domaine, St. Paul de Vence.

Reference No: 2318

Price Euros: 2,950,000

Area: St Paul De Vence

Town: St Paul De Vence

Department: Alpes Maritimes

Bedrooms: 5

Land Size m2: 2,500

Habitable space m2: 320

Full Description: This fine stone villa built in the late 1970's is on two levels with two gateways off the quiet domaine road: one to the double garage on the lower level, and one to the main front door (pictured). These are on the east side, so the house faces west and south with broad sea views. Build quality is excellent ; materials are of high quality ; the domaine is gated, secure and exclusive. Some modernisation is required inside, but the basics are all there.

Location : 4 mins from picturesque St. Paul de Vence and from La Colle sur Loup, with shops & all amenities. La Colle has junior schools.

8 mins from Vence - a larger town with senior & lycee schools and more amenities.

15 mins from the coast.

20 mins from Nice airport, and from Antibes.

1 hr 40 mins from the ski slopes.

Accommodation :

The solid stone porch leads into the entrance hall with guests' WC. Leading into a very spacious lounge with fireplace, Burgundian stone floors, massive wooden ceiling beams, a bar, and 3 sets of glass doors opening onto the south- and west-facing terraces and garden.

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

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Off this is the kitchen and the dining room: the attractive kitchen is large and Provencale and fully equipped, with a separate staff/shopping entrance.

Laundry.

A staff apartment comprising kitchen/diner, bedroom & shower room.

On the other side of the house is the south-facing master suite with a big bedroom, bathroom with separate shower, and dressing room.

Lower floor :

Substantial stone steps lead down to the lower level.

3 bedrooms with en-suite bathrooms, one also with a dressing room, all opening onto a secluded south-facing terrace and to the garden.

2 storage rooms + wine cellar.

Strong room.

Double garage + garden storage.

Ample parking space.

Garden : A spacious shaded terrace at right angles to the main house forms an elegant south-facing extension, complete with a massive fireplace (could be a BBQ), and a pool house with shower room & WC.

Wonderful open views to the south to the sea, and to the west.

The freeform pool is set in a flat grass lawn, with a couple of mature palm & pine trees near-by. Plenty of other mature Mediterranean flowers & shrubs in the landscaped and well-maintained gardens.

Property Features: Alarm, Automatic Gates, Automatic Watering, BBQ, Cave à Vin, Exposed ceiling/roof beams, Exposed stone walls - exterior, Fireplace, Independant Apartment, Large Rooms, Laundry, Old Stone/tile floors, Outside Lighting, Pool-House, Private Garden, Private Pool, Quality Fittings, Staff Quarters, Terrace, Town water, Traditional roof with génoise, Workshop

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

View: Countryside, Hills, Medieval Village, Sea view

Heating: Central, Electric, Underfloor, Wood Burning

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