



Superbly renovated Provencal villa with pool and sea view, Vence

Reference No: 2660

Price Euros: 1,690,000

Area: St Paul De Vence

Town: Vence

Department: Alpes Maritimes

Bedrooms: 6

Land Size m2: 1,500

Habitable space m2: 290

Full Description: This Provencal villa was completely renovated and modernised with great taste in 2004, and has been occupied only rarely since – so its in perfect condition throughout. It is located in a quiet and peaceful domaine, its not overlooked, and as its south-facing on an elevated plot of land there is a nice sea view plus views of the old town of Vence. Its gardens are well laid out and well maintained, with a lovely flat grass lawn.

Location:

- 3 mins from the attractive old town of Vence with its cobbled streets, galleries, restaurants, etc.
- 5 mins from the pretty medieval villages of Tourrettes sur Loup and St-Paul de Vence
- 20 mins from Nice airport
- 20 mins from Antibes

Accommodation:

Upper ground floor : Entrance hall. Spacious, light and airy lounge with bar area, east and south-facing with French

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Brague, 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

RHF INTERNATIONAL THE PROPERTY SPECIALISTS FOR INTERNATIONAL BUYERS & SELLERS

doors out onto the wrap-around paved terrace, and benefiting from superb open views over the surrounding countryside, including to the sea. It has a cathedral ceiling up into the tower.

An office/study with broadband internet connection.

2 master bedrooms with luxurious en-suite shower rooms, both south-facing and opening out onto the terrace and garden.

2 other double bedrooms, one west-facing with en-suite bathroom, one east-facing with en-suite shower room.

Centralised button for operating all security blinds.

Attractive curving stairs down to...

Lower ground floor : A spacious, modern, fully equipped kitchen opening out onto the terrace and pool area, and with an American counter opening onto a spacious dining room. French doors open out onto the garden and pool area, south-facing.

2 double bedrooms. 1 bathroom and WC.

Storage cupboards.

Laundry room.

Cellar and boiler room (fuel oil)

Garden : On two main levels, one with a 11m x 6m heated swimming pool with electric roller cover, and shaded poolside dining area. The other is a large flat grass lawn.

A selection of mature Mediterranean plants and shrubs, like high-fruited clementines, oranges and lemons, very abundant geraniums; cypress, olive and pine trees.

Boules pitch.

A vast paved terrace around the south and east sides of the villa, with a brick BBQ.

Car port for 2 cars.

Remote controlled electric gates with entry phone. Alarm.

Air conditioning.

This villa is in superb condition and a great location – to be seen without delay.

Property Features: Air conditioning, Alarm, Automatic Gates, Automatic Watering, BBQ, Broadband / ADSL, Double Glazing, Heated Pool, Large Rooms, Laundry, Letting Potential, Outside Lighting, Pool-House, Private Garden, Private Pool, Quality Fittings, Satellite TV, Security Blinds, Terrace, Tile Floors, Traditional roof with génoise, TV Ariel

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

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

Heating: Central, Oil, Rev. climate control

RHF INTERNATIONAL THE PROPERTY SPECIALISTS FOR INTERNATIONAL BUYERS & SELLERS



SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Brague, 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

RHF INTERNATIONAL THE PROPERTY SPECIALISTS FOR INTERNATIONAL BUYERS & SELLERS



SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Brague, 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

RHF INTERNATIONAL THE PROPERTY SPECIALISTS FOR INTERNATIONAL BUYERS & SELLERS



SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Brague, 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

RHF INTERNATIONAL THE PROPERTY SPECIALISTS FOR INTERNATIONAL BUYERS & SELLERS



SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Brague, 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

RHF INTERNATIONAL THE PROPERTY SPECIALISTS FOR INTERNATIONAL BUYERS & SELLERS



SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Brague, 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

RHF INTERNATIONAL THE PROPERTY SPECIALISTS FOR INTERNATIONAL BUYERS & SELLERS



SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Brague, 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

RHF INTERNATIONAL THE PROPERTY SPECIALISTS FOR INTERNATIONAL BUYERS & SELLERS



SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Brague, 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