

LARGE VILLA 323 M2 IN VENCE, 7 BEDROOMS 6 BATHROOMS. WITH GARAGE AND SWIMMING POOL:

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#### PROPERTY FACT FILE

REFERENCE A36907CCU06

PRICE € 1,495,000

£ 0\*

\*agency fees to be paid by the seller

BEDROOM 7

BATHROOM 6

ACCOMMODATION 323 m<sup>2</sup>

LAND 1000 m<sup>2</sup>

TOWN Vence

**DEPARTMENT** 

LOCATION Town property

TYPE Maison de Vacances, Bed and

Breakfast, House

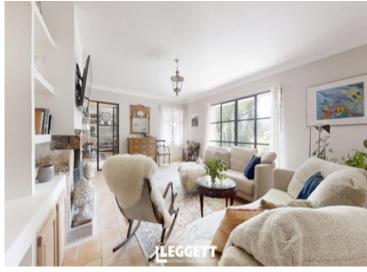
CONDITION

FEATURES Swimming Pool, Other Drainage,

Garage

\*Price based on current exchange rate which is subject to change





- FAMILY HOME OR BUSINESS
- EXCEPTIONAL VIEWS
- 8 MINUTES FROM THE MEDEIVAL TOWN OF VENCE ON FOOT
- SWIMMING POOL

Exceptional Villa with Panoramic Views & Rental Income – Vence, French Riviera

 $323 \text{ m}^2 \mid 8 \text{ minutes from the sea} \mid 4 \text{ apartments} \mid \text{Breathtaking views;}$  Vence, the Pearl of the French Riviera...

Nestled between the sea and the mountains, Vence is a town of art

#### **DESCRIPTIF**

A rare gem on the French Riviera:

Whether you are seeking an elegant main residence, a high-yield rental property, or both, this villa is sure to exceed your expectations. Key features:

323 m<sup>2</sup> of living space, nestled in a peaceful hamlet with complete privacy

4 independent apartments (with potential for a 5th) – ideal for steady rental income

Flexible layout: option to merge into a spacious family home. Sought-after location in one of the most desirable areas of the region

Perched on the heights, it offers an exceptional lifestyle — with its cobbled streets, art galleries, Provençal markets, and breathtaking views over the Mediterranean.

Halfway between the authentic charm of a Provençal village and the understated elegance of the French Riviera, Vence attracts those who love peace, culture, and nature.

Just minutes away:

Saint-Paul-de-Vence

Nice – Promenade des Anglais

The Mediterranean beaches

The Préalpes d'Azur Natural Park

Côte d'Azur – culture, light, and the art of living – welcome home; Main Residence –  $141 \text{ m}^2$ 

Accessed via a private driveway leading to a spacious elevated south-facing terrace lined with Lemon and orange trees ,with stunning panoramic views over the Vence countryside.

At the heart of the home is a bespoke open kitchen crafted from local materials, including a carved stone sink sourced from a nearby quarry. Terracotta floors lend the space rare authenticity.

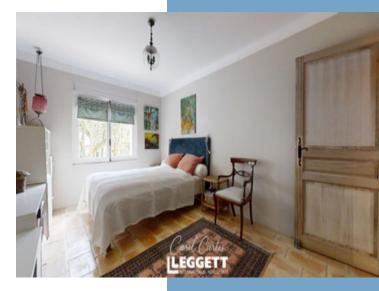
The lounge is stunning, double doors leading to the terrasse, with

More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A36907CCU06 COMPLETE FILE AND PHOTO ON REQUEST LARGE VILLA 323 M2 IN VENCE. 7 BEDROOMS 6 BATHROOMS . WITH GARAGE AND SWIMMING POOL::...

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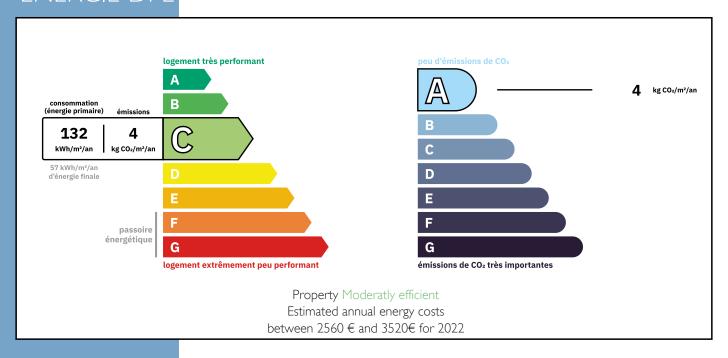




LARGE VILLA 323 M2 IN VENCE, 7 BEDROOMS 6 BATHROOMS, WITH GARAG AND SWIMMING POOL! Information about risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr/

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## **ENERGIE-DPE**



### NOTICE

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# CONTACT

Réf :A36907CCU06 FILE COMPLETE AND PHOTOS ON REQUEST



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