LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL VILLA BETWEEN SEA AND MOUNTAINS IN VENCE, FRENCH RIVIERA.

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EXCEPTIONAL VILLA BETWEEN SEA AND MOUNTAINS IN VENCE, FRENCH RIVIERA....





PROPERTY FACT FILE

REFERENCE	A46597ELK06
PRICE	€ 1,995,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	249 m²
LAND	2954 m²
TOWN	Vence
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Mains drainage, Garage, Private parking

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





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- Sea and mountain views
- 249 sqm – 5 bedrooms – 5 bathrooms
- 3,000 sqm private green setting
- Refined interiors, beautifully renovated
- 15-min walk to Vence town centre

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A rare lifestyle opportunity just a 15-minute walk from the historic centre of Vence and only 25 minutes from Nice International Airport and the Mediterranean beaches.
Fully renovated, this exceptional 249 m² villa is set within approximately 3,000 m² of private terraced gardens, offering beautiful



DESCRIPTION

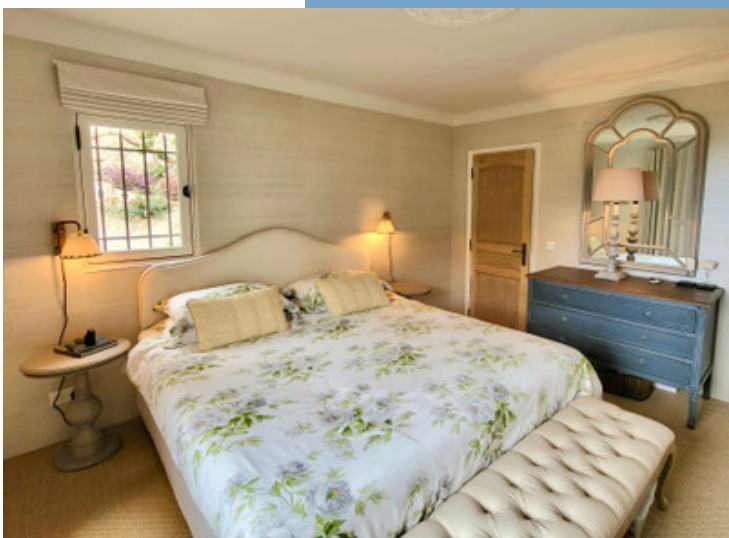
EXCEPTIONAL RENOVATED VILLA WITH SEA & MOUNTAIN VIEWS IN VENCE – FRENCH RIVIERA
249 m² living space | Approx. 3,000 m² private terraced gardens | 5 bedrooms | 5 bathrooms | Multiple terraces | Independent studio | River access | Jacuzzi | 2 garages

Nestled in an exceptional natural setting between the Mediterranean Sea and the mountains, this unique villa for sale in Vence on the French Riviera offers a lifestyle that is increasingly difficult to find: complete privacy, beautiful sea and mountain views, generous living spaces and the convenience of being within walking distance of the vibrant historic town of Vence.



Set within approximately 3,000 m² of mature terraced gardens, this fully renovated 249 m² property enjoys a peaceful and private position with no overlooking neighbours. Wake each morning to birdsong, fresh mountain air and uninterrupted views of the surrounding greenery, while remaining just a 15-minute walk from Vence town centre, with its restaurants, cafés, Provençal markets, shops and year-round amenities.

Several scenic walking and hiking trails begin nearby and lead directly towards the mountains, making this an inspiring home for nature lovers, outdoor enthusiasts, artists, writers and remote professionals seeking tranquillity and space on the Côte d'Azur.
Flexible Living, Guest Accommodation & Rental Potential
Perfectly suited to a family residence, multi-generational living or buyers looking for a French Riviera property with income potenti...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46597ELK06
COMPLETE FILE AND PHOTO ON REQUEST

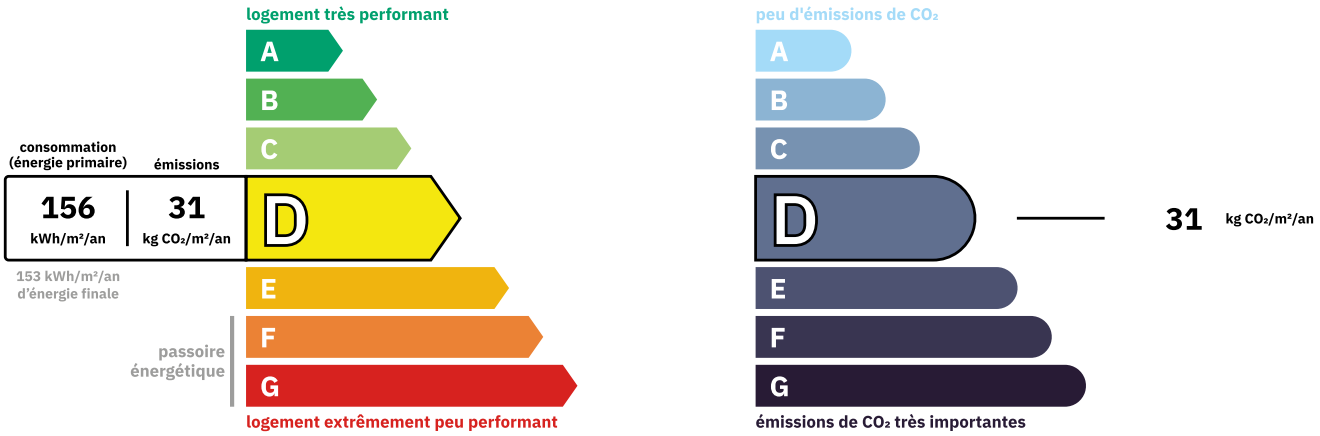
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4160 € and 5690€ for 2022

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A46597ELK06
FILE COMPLETE AND PHOTOS ON REQUEST

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