

950 000 €

**Buying house**

**5 room**

**Surface : 183 m²**

**Surface of the living : 48 m²**

**Surface of the land : 3060 m²**

**Year of construction : 1981**

**Exposure : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : a refresh**

**External condition : good**

**Cover : tiles**

**Benefits :**

pool, Cuisine d'été, Abri voiture 2 places, fireplace, Bedroom on ground floor, double glazing, Climatisation partielle, Laundry room, Automatic gate, calm

4 bedroom

1 terrace

1 bathroom

1 shower

3 toilet

1 garage

2 parking

1 cellar

**Energy class (old measure) : E**

**Climate class : B**

**01/05/2025 - Prix T.T.C**



**House 3175 Vence**

South of VENCE, in a quiet and residential area, superb property on flat landscaped grounds of approximately 3,000 m², including a villa of very high quality construction of approximately 200 m² with swimming pool and superb exterior fittings. South facing with an unobstructed view of the countryside and Baous on the east side. The villa comprises on one level, entrance hall, double living room of 48 m² with insert fireplace, a large independent fitted kitchen with dining area, hallway with cupboards, laundry room with cupboards, a separate toilet, a bedroom with cupboard, a master suite with bathroom-shower and toilet. Upstairs, a two-room apartment with living room, equipped kitchenette, a bedroom, a bathroom with toilet. Solarium terrace. In the basement, a cellar divided into three rooms for a total surface area of approximately 90 m². Outside, a superb covered summer kitchen with barbecue, terraces, 10 x 5m swimming pool, tool sheds, a garage with workshop space, a carport. The house is in very good condition.

**Fees and charges :**

**950 000 € fees included**

