

757 000 €

**Buying villa**

**6 room**

**Surface : 127 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Surface of the land : 1200 m<sup>2</sup>**

**Exposure : Sud ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : excellent**

**Benefits :**

pool, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Automatic gate

3 bedroom

3 terrace

3 bathroom

4 toilet

4 parking

1 cellar

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

**Climate class : B**

Document non contractuel

03/05/2024 - Prix T.T.C



**Villa MYT/589/SP Saint-Paul-de-Vence**

Saint Paul de Vence Collines - Highly sought-after residential area in a dominant position. Lovely villa discreetly semi-detached on 2 levels, 6 rooms with a living area of 126 m<sup>2</sup> on a plot of 1200 m<sup>2</sup> planted with citrus fruits and other Mediterranean trees with its magnificent infinity pool (8x4) partially terraced. On the ground floor: a living/dining room, a fully equipped open kitchen opening onto a very beautiful terrace with a clear view of the hills and its swimming pool. A master bedroom with its bathroom/shower as well as a laundry room. Upstairs: a master bedroom with its bathroom/shower opening onto a private terrace, two bedrooms with a shared bathroom opening onto a large veranda with a view of the hills. Guest toilet. Restored with very high quality materials (travertine, natural marble, cast iron bathtubs, oak beams, kitchen worktop in natural Vence stone, cast iron staircase, etc.), the character property is bathed in light all day long enjoying superb South-West views. Floor heating. Reversible climate control. It has a carport for many vehicles. Close to all amenities, shops, schools and highways. Possibility of being sold with its decoration and some furniture. A visit is essential..... Contact Myriam on 06 13 02 45 74.

