

1 199 000 €

Contact agency

Action Immobilier

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For sale house

Surface : 205 m<sup>2</sup>

Surface of the living : 85 m<sup>2</sup>

Surface of the land : 1 m<sup>2</sup>

Year of construction : 2018

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : NEW

Features :

POOL, fireplace, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

3 bedroom

1 terrace

1 bathroom

2 showers

4 WC

4 parkings

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

17/07/2024 - Prix T.T.C



## House 5677 Saint-Paul-de-Vence

Saint-Paul-de-Vence - Charming property with swimming pool In the idyllic and peaceful setting of Saint-Paul-de-Vence, we invite you to discover this magnificent, completely renovated 205 m<sup>2</sup> villa. Nestled in a quiet residential area, this property offers a haven of peace and comfort, combining modernity and Provençal charm. As soon as you enter, you will be greeted by reception areas bathed in exceptional natural light thanks to its large modern bay windows. The living room, decorated with a fireplace, creates a warm and friendly atmosphere, ideal for winter evenings. The American kitchen, fitted and fully equipped, opens onto the living room, allowing you to enjoy an open and functional space for meals with family or friends. This villa consists of two bedrooms on the ground floor, with a shower room and WC. Upstairs, the master suite is a true sanctuary with its luxurious bathroom and spacious dressing room. The charm of this property doesn't stop inside. The garden, extending over 1292 m<sup>2</sup>, is a true green setting. It features a superb swimming pool, surrounded by a wooden terrace, perfect for sunny days and summer evenings. This outdoor space, both vast and intimate, offers a clear view and an exceptional living environment. Rare on the market, this villa is a unique opportunity to acquire an exceptional property in Saint-Paul-de-Vence. Its enchanting setting, its high-end services and its privileged location make it an ideal residence for those seeking both calm and proximity to amenities.

Fees and charges :

1 199 000 € fees included

