

1 399 000 €

Contact agency

Scandimmo

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For sale house

Surface : 211 m²

Surface of the land : 2048 m²

Exposition : Sud

View : Aperçu mer

Hot water : Electrique

Inner condition : GOOD

Features :

POOL, CALM, SEEN SEA, AIR

CONDITIONING, fireplace, No opposite

4 bedroom

3 terraces

3 bathrooms

4 WC

3 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

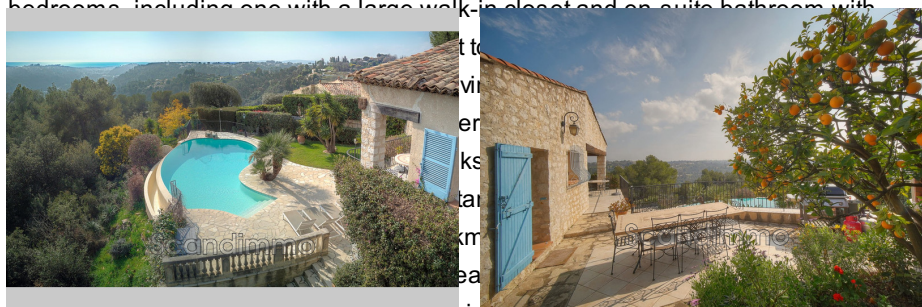
Document non contractuel

21/04/2025 - Prix T.T.C



## House 845 Vence

Stunning Provençal Villa with Pool and Sea View in Vence Nestled in a lush and peaceful setting, this magnificent 211 m² Provençal villa offers a unique lifestyle between the sea and the mountains. Located in a private and secure residential area, it enjoys a lovely sea glimpse and a preserved natural environment. Just a few minutes' drive from the historic center of Vence, the beaches of Cagnes-sur-Mer, and the medieval village of Saint-Paul-de-Vence, the property is surrounded by numerous restaurants, museums, local markets, and hiking trails. This exceptional property offers enchanting outdoor spaces: • Beautiful landscaped Mediterranean garden providing a private and tranquil setting • Private infinity pool, perfect for cooling off while enjoying the stunning sea view • Large main terrace facing southeast, ideal for outdoor dining under a shaded pergola • Second terrace facing southwest, accessible from the bedrooms, offering a peaceful relaxation area • Built-in barbecue, perfect for enjoying warm evenings under the azure sky • Parking: driveway with space for multiple vehicles • Additional small terrace on the other side of the house The interior is both elegant and functional: • Upper level (main entrance): Entrance hall leading to a spacious living room, dining area, and large kitchen, all opening onto the terrace; a large bedroom with balcony and en-suite bathroom with toilet, plus a guest toilet. • Garden level (pool level): Three bedrooms, including one with a large walk-in closet and an en-suite bathroom with



with modern comfort. Perfect for fully enjoying the Mediterranean climate, this villa is a rare opportunity on the French Riviera! For further information please contact Ms. Vanina Magnussen (El) on +33651107727 (jeg snakker også norsk!). The agency fees here representing 4.76% of the final sale price, are included in the price and are payable by the purchaser, which reduces the taxable base for acquisition costs without changing the purchase price (it would have been the

same with fees payable by the seller, but the acquisition costs would have been higher). Selling price HAI: 1 399 000€ Net seller price: 1 332 408€ Agency fees payable by the purchaser: 66 592€ (including 20% VAT). Warning: We regularly update our ads to keep them highly visible. This means that its reference may change.

Fees and charges :

1 399 000 € agency fees 4,76% à the responsibility of the buyer included