

988 000 €

Contact agency

Cot'Ouest Immobilier

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For sale villa

4 rooms

Surface : 118 m<sup>2</sup>

Surface of the living : 44 m<sup>2</sup>

Surface of the land : 2324 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud

View : Mer panoramique

Hot water : Solaire

Inner condition : GOOD

External condition : GOOD

Features :

CALM, AIR CONDITIONING, double glazing,

Laundry room

4 bedroom

2 terraces

2 showers

2 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

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



### Villa 4927 Vence

VENCE 5-room villa / exceptional location / panoramic sea and mountain views / absolutely quiet / land of 2325 m<sup>2</sup> In a popular area on the residential heights of Vence, come and discover this charming villa in absolute calm and offering a 180° panoramic sea and mountain view from Cap Ferrat to the Esterel. On two levels is approximately 110 m<sup>2</sup> of living space, it is composed as follows: a living room bathed in light, a kitchen open to the dining room and with access to a comfortable shaded terrace, a bedroom with shower room, toilet and cupboards. Each room on this level offers access to a large terrace allowing you to relax and enjoy the sea view and magnificent sunsets. Then on the garden level, a garage used for storage, two bedrooms, one with a dressing room, a laundry room, a studio with independent entrance, shower room, toilet and terrace. All on terraced land of 2325 m<sup>2</sup> suitable for swimming pool. Don't miss the opportunity to live in an idyllic setting 10 minutes by car from downtown Vence.

Fees and charges :

988 000 € fees included

