

790 000 €

Contact agency

Immobilie Azurée

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BP1

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For sale villa

7 rooms

Surface : 199 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 1368 m<sup>2</sup>

Year of construction : 1979

Exposition : Est ouest

Features :

above ground pool, Bedroom on ground  
floor, double glazing, Laundry room

5 bedroom

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A



### Villa 2193 Vence

1 km from the city center of Vence, in a small condominium, pretty villa of 199 m<sup>2</sup> in 2 apartments (95m<sup>2</sup> Carrez law), pretty flat garden of 1300 m<sup>2</sup> with olive trees, large above-ground swimming pool, ideal for 2 families: Ground floor : Entrance, living room with fireplace with French doors onto terrace overlooking the garden, fitted kitchen, 3 bedrooms with cupboards, toilet, shower room. garden level: ceiling height: 2.08m large living room with kitchen and lounge: 51 m<sup>2</sup>, gallery with French doors onto the garden leading to 2 bedrooms and a 2nd shower room and toilet. Meters for the 2 separate apartments, mains drainage, shared laundry room, independent and interior access, reinforced sound insulation. Pretty private garden with trees, large 9 x 4 above ground swimming pool with filtration. what we think of it: Renovated to accommodate 2 families, this villa offers an exceptional price/living space ratio, lovely green setting close to shops, rare for sale.

Fees and charges :

Annual current expenses 1 350 €

Well condominium

20 lots in the condominium 790 000 € fees included

Document non contractuel

