

## Price on request

### Contact agency

#### Agence des Baous

216, Route de Saint-Jeannet

06610 La Gaude

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### For sale house

6 rooms

Surface : 191 m²

Surface of the living : 37 m²

Surface of the land : 3242 m²

Year of construction : 1987

Exposition : Sud est

View : Mer

Hot water : Electrique

Inner condition : a refresh

External condition : a refresh

### Features :

AIR CONDITIONING, residential, fireplace, double glazing, CALM, Deep terrace

3 bedroom

2 terraces

3 showers

3 WC

1 garage

6 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

03/10/2025 - Prix T.T.C



## House 2251 Vence

Located in a sought-after neighborhood of Vence, this charming detached house with its unobstructed view is sure to captivate you. Bright and facing Southeast, it offers 191m² of living space spread over two levels. Built in 1987, it requires some updating to fully reveal its potential. The main floor features a bright living room of 34m² with a wood stove and air conditioning, a 21m² mezzanine open to the living area, a 13m² equipped open kitchen, and three bedrooms, including a master suite combining comfort and practicality with its walk-in closet and adjacent bathroom. Accessible via an exterior staircase, the lower level includes an entrance with storage space, a generous 48m² living area with an open kitchen, a comfortable bedroom, and a bathroom. The property also includes a garage, providing secure parking space. Two large terraces, perfect for enjoying meals outdoors, offer stunning views of the sea and surrounding nature. The 3,242m² plot ensures complete privacy. An opportunity not to be missed!

Fees and charges :

