

1 230 000 €

Contact agency

Scandimmo

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / tw immo@franskbolig.fr

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

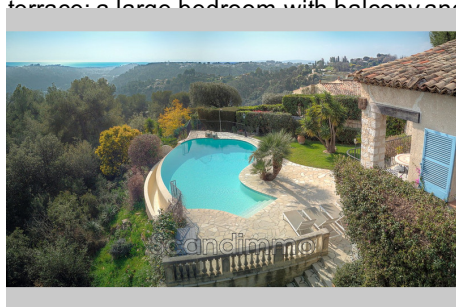
Document non contractuel

05/07/2025 - Prix T.T.C



## House 845 Vence

Superb Provençal villa with swimming 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 boasts a beautiful view of the sea and a preserved environment. In very good condition, the house would benefit from a refresh to reveal its full potential. 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, it is surrounded by numerous restaurants, museums, local markets and hiking trails. This exceptional property offers enchanting exteriors: • Superb landscaped Mediterranean garden offering a preserved and discreet setting. • Private infinity pool, ideal for cooling off while enjoying a magnificent view of the sea • Large main terrace facing south-east, perfect for outdoor dining under a shaded pergola • Second southwest-facing terrace, accessible from the bedrooms, offering a privileged relaxation area • Built-in barbecue, ideal for convivial evenings under the azure sky • Parking: Driveway with parking for several cars • Additional small terrace on the other side of the property The villa consists of an elegant and functional interior: • Upper level (main entrance): An entrance leading to a large living room, a dining room and a spacious kitchen, all opening directly onto the terrace; a large bedroom with balcony and its en suite bathroom with toilet as well



km • Train station: 7 km • Golf: 20 km It's a true haven of peace, combining the charm of Provence with modern comforts. Ideal for fully enjoying the Mediterranean climate, this villa represents a rare opportunity on the French Riviera! For further information, please contact Ms. Vanina Magnussen (EI) at 0651107727 (jeg snakker norsk / svensk). "Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)". The property is

located in an area subject to mandatory vegetation management. Legal information regarding this obligation is available on the Géorisques website: <https://www.georisques.gouv.fr/me-preparer-me-protger/OLD-obligations-legales-de-debroussaillage> The agency fees, 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 including tax: €1,230,000 Net seller price: €1,171,452 Agency fees payable by the purchaser: €58,548 (including 20% VAT). Disclaimer: We regularly update our listings to ensure they remain highly visible. This means that their reference may change.

Fees and charges :

Annual current expenses 480 €

Well condominium

40 lots in the condominium 1 230 000 € agency fees 4,76% à the responsibility of the buyer included