

740 000 €

Contact agency

Cot'Ouest Immobilier

203 avenue de la californie

06200 Nice

04 92 09 77 20 / info@cotouest-immobilier.com

For sale villa

8 rooms

Surface : 183 m<sup>2</sup>

Surface of the land : 2114 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud est

View : Dégagée

Hot water : Electrique

Inner condition : to renovate

External condition : GOOD

Features :

POOL, CALM, wine cellar, pool house,  
Automatic Watering, Laundry room,  
bow ling

4 bedroom

2 bathrooms

1 shower

4 WC

3 garage

2 cellars

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

20/05/2024 - Prix T.T.C



### Villa 4896 Vence

VENCE 8-room villa / Land of 2114 m<sup>2</sup> / Independent apartment / Swimming pool / 2 garages In a quiet residential area and close to amenities, the Cot'Ouest Immobilier agency offers you, exclusively, this charming mason's villa with a living area of approximately 183 m<sup>2</sup> which will seduce you with its many strengths and potential. It is composed on the ground floor, of an entrance, a spacious living room with fireplace, exposed beams and its small adjoining veranda, an independent kitchen with pantry, an office, 3 bedrooms, an independent toilet, 1 shower room with wc, a shower room. Little more, usable roof spaces of approximately 25 m<sup>2</sup>. On the ground floor with a lot of potential, an apartment with its own entrance, living room, office, bedroom and bathroom with wc. 2 cellars, 2 large garages. A renovation is to be expected. Mains drainage. Land of 2114 m<sup>2</sup> with swimming pool and fitted summer kitchen, a shower room with wc. Come quickly to discover this villa full of charm. This property is offered to you by the COT'OUEST IMMOBILIER LES BELLES TERRES agency on 04 84 79 07 70

Fees and charges :

740 000 € fees included

