

**Price on request**

**Contact agency**

**Agence BBii**

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**For sale house**

**10 rooms**

**Surface : 220 m²**

**Surface of the land : 5275 m²**

**Year of construction : 1804**

**Exposition : Sud est**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : renovated**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, Kitchen garden, 2 terraces, cellar,  
Jeux d'enfants, 500m² de construction  
supplémentaire possible

4 bedroom

2 terraces

1 bathroom

2 showers

3 WC

11 parkings

2 cellars

Document non contractuel

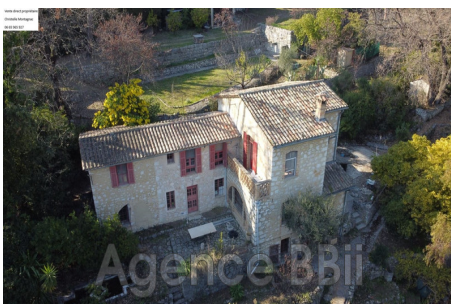
03/10/2025 - Prix T.T.C



## House 8982-2 Vence

RARE in Vence – Charming stone farmhouse of 140 m² in a protected site – estate of 5,275 m² near the Children's Clinic of the Cadrans Solaires – Swimming pool – Perfect for a guesthouse or holiday rental project with its 5 tourist accommodations totaling approximately 80 m² – a visit is essential if you want to change your life

The Domaine des Petites Sœurs is 800 m from Vence's historic center. Located in a protected site, just a few minutes' walk from the heart of Vence, this stone farmhouse from 1804, a former religious retreat (classified as a religious building), has been tastefully fully restored. It offers a peaceful, authentic, and green living environment, with strong potential for rental and tourist development or family regrouping. The farmhouse is classified as a religious building and the land benefits from the label \*\*\*"jardin remarquable,"\*\* a unique charm for a professional or personal project based on tourist rentals. Residential neighborhood, very quiet. The main farmhouse of \*\*140 m²\*\* includes - 4 bedrooms, including one in an \_independent studio of 22 m²\_ (external entrance + internal access – currently arranged as a year-round tourist rental) - 3 bathrooms with toilets in each (2 in the house + 1 in the studio) - 2 fully equipped kitchens (1 in the house + 1 in the studio) - Large living room with cathedral ceiling - Dining room with fireplace and billiard table and its vault overlooking one of the terraces - Entrance hall with



accommodate 4 people + 1 building of 11 m² that can serve as a master bedroom since it already has a bathroom), to be renovated and spread over the land – sound roof and structure – (ideal for holiday rentals or guesthouses) Land still available for construction (rare in this area) Estate perfectly suited for a tourism, event, wellness project or family regrouping With 6 renovated tourist accommodations, the estate can generate an estimated annual rental income of

over €100,000. All buildings as well as the main house are connected to the main sewer system. Exceptional outdoors – the half-hectare estate is classified \*\*\*"Jardin Remarquable"\*\*\* Above-ground pool 10 x 5 m (depth 1.20 m) Old fish pond, swings, 25 m zip line, badminton, ping-pong Shaded paths, centuries-old oaks, aromatic plants, fruit trees, chicken coop Mediterranean and forest atmosphere, perfect for relaxation and outdoor activities. Parking Indoor parking: about 8 vehicles Outdoor parking: 3 vehicles. A unique property combining history, nature, and profitability The Domaine des Petites Sœurs is a rare, peaceful estate with an exceptional natural setting, a rich historical background, and numerous opportunities for tourism business. Located 800 m from the center of Vence, you enjoy Provençal charm while being close to all amenities. Property tax: €1,800 per year Energy performance certificate: in progress Listing written under the editorial responsibility of Grégor Montagnac Commercial agent registered with the special register of commercial agents (RSAC) of the Grasse Commercial Court under number 819 321 639, reachable at 07 88 398 038 Mandate No. 8982 Asking price €1,350,000

Fees and charges :