

Price on request

Contact agency

Agence BBii

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For sale house

10 rooms

Surface : 220 m²

Surface of the living : 35 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 show ers

3 WC

11 parkings

2 cellars

Document non contractuel

17/10/2025 - Prix T.T.C

Propriétaire en direct
Christelle : 06 65 965 927



House 8982-3 Vence

Charming stone farmhouse of 140 m² on a 5,275 m² estate – Perfect for a bed and breakfast or holiday rental project with its 5 tourist accommodations totaling about 80 m² – a visit is essential if you want to change your lifestyle The Domaine des Petites Sœurs is 800 m from the historic center of Vence Located in a site classified as remarkable heritage for its religious building (subtle facade decoration) and its garden with diverse plant species, this stone farmhouse from 1804, formerly a religious retreat (just a few minutes on foot from the heart of Vence), has been fully and tastefully restored. It offers a peaceful, authentic, and lush living environment, with strong potential for rental and tourist development or family gathering. The estate is situated in a sought-after residential area and has a unique charm, perfect for a professional or personal tourism rental project. The main farmhouse of 140 m² features - 4 bedrooms, including one in an independent 22 m² studio (external entrance + internal access – currently set up 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 a high ceiling of 6.5 m - Dining room with fireplace and billiard table, vaulted ceiling overlooking one of the 2 terraces of the house - Entrance hall also with a 6.5 m high ceiling - 2 terraces (North and South), one located next



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buildings of 16 m² each, possible to convert into studios + 1 stone cottage of 20 m² with mezzanine accommodating 4 people + 1 building of 11 m² that could serve as a master bedroom with bathroom) – Roofing and structure in good condition – (ideal for gîtes or bed and breakfasts) Land still buildable (rare in this area) Estate perfectly suited to a tourism, event, wellness project, or family reunion With 6 renovated tourist accommodations, the estate could generate an estimated annual

rental income of over €100,000. All buildings, including the main house, are connected to the public sewer system Exceptional outdoors – the half-hectare estate is classified as a "Remarkable Garden" for its plant species such as carob trees, fig trees, centenary oaks, eucalyptus, cedar of Lebanon, hazelnuts, plum trees, cherry trees, olive trees, yuccas, Judas trees, bay laurels, mimosa, strawberry trees, medlars, hackberries, and more Above-ground pool 10 x 5 m (depth 1.20 m) Old fish pond, swings, 25 m zip line, badminton, ping-pong Shaded paths beneath century-old trees, aromatic and edible plants scattered throughout, fruit trees, secure chicken coop Parking Indoor parking: about 8-9 vehicles Outdoor parking: 3 vehicles A unique property combining history, nature, and profitability The Domaine des Petites Sœurs is a rare, peaceful property boasting an exceptional natural setting, a rich historical background, and numerous opportunities for tourism or other uses. Only 800 m from the center of Vence, you enjoy Provençal charm while remaining close to all amenities. Property tax: €1,800 per year Energy rating (DPE): Energy class D Listing prepared under the editorial responsibility of Grégor Montagnac Licensed 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 :