

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

16/11/2025 - Prix T.T.C



House 8982-4 Vence

A unique property combining history, nature, and profitability Charming stone farmhouse of 140 m² on a 5,275 m² estate – Ideal for a guesthouse or holiday rental project with its 5 tourist accommodations totaling approximately 80 m² – a visit is a must if you want to change your life The Domaine des Petites Sœurs is located 800 m from the historic center of Vence Situated in a site classified as an outstanding 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 tastefully fully restored. It offers a peaceful, authentic, and green living environment, with strong potential for rental and tourism development or family regrouping. The estate lies in a sought-after residential area and has a unique charm for a personal or professional project based on tourism rental. 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 main house + 1 in the studio) - 2 fully equipped kitchens (1 in the main house + 1 in the studio) - Large living room with a 6.5 m high ceiling - Dining room with fireplace, billiards table, and vaulted ceiling opening onto one of the house's 2 terraces - Entrance hall also



Small houses spread around the estate – Strong development potential. 5 additional small houses to renovate, scattered across the land (3 buildings of 16 m² each, convertible into studios + 1 stone cottage of 20 m² with a mezzanine able to accommodate 4 people + 1 building of 11 m² that could serve as a master bedroom already equipped with a bathroom) – roof and structure in good condition – (ideal for holiday rentals or guest rooms) Land still buildable (rare in this area)

Estate perfectly suited for a tourism, event, wellness, or family regrouping project
With 6 renovated tourist accommodations, the estate could generate an estimated annual rental income exceeding €100,000. All the buildings including the main house are connected to the public sewer system Exceptional outdoors – the half-hectare estate is listed as a “Remarkable Garden” for its variety of trees and plants such as carob trees, fig trees, century-old oaks, eucalyptus, Lebanon cedar, hazelnut trees, 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) Ancient fish pond, swings, 25 m zip line, badminton, ping-pong Shaded paths lined with century-old trees, aromatic and edible plants scattered throughout, fruit trees, secure chicken coop Parking Indoor parking: space for around 8-9 cars Outdoor parking: 3 cars The Domaine des Petites Sœurs is a rare property, peaceful, with an exceptional natural setting, a rich historical background, and numerous development possibilities (tourism or otherwise). Just 800 m from the center of Vence, enjoy the Provençal charm while being close to all amenities. Property tax: €1,800 per year Energy performance certificate (EPC): Energy rating D Advertisement drafted under the editorial responsibility of Grégor Montagnac Commercial agent registered with the special register of commercial agents (RSAC) at the Grasse Commercial Court under number 819 321 639, reachable at 07 88 398 038 Mandate No. 8982 Price: €1,350,000

Fees and charges :