

Price on request

Contact agency

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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

29/11/2025 - Prix T.T.C



House 8982-5 Vence

A unique property combining history, nature, and profitability Charming stone farmhouse of 140 m² on a 5,275 m² estate – Perfect for a guesthouse or holiday rental project with its 5 tourist accommodations totaling about 80 m² – a visit is a must if you're ready to change your life The Domaine des Petites Sœurs is located 800 meters from the historic center of Vence Situated in a protected site recognized for its religious architecture (subtle facade decoration) and its garden featuring a variety of species, this stone farmhouse dating 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 reunification. The estate is located in a sought-after residential neighborhood and boasts a unique charm for a personal or professional project based on tourist rentals. The main farmhouse of 140 m² includes - 4 bedrooms, including one in a self-contained studio of 22 m² (separate exterior entrance + internal access – currently set up for year-round tourist rentals) - 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 meters - Dining room with fireplace, billiards table, and vaulted ceiling overlooking one of the 2 terraces - Entrance hall also with a 6.5-meter-high



cottages scattered across the estate Strong development potential. 3 additional cottages to renovate spread over the grounds (3 buildings of 16 m² convertible into studios + 1 stone cottage of 20 m² with a mezzanine accommodating 4 people + 1 11 m² building suitable as a master bedroom already with a bathroom) – sound roof and structure – (ideal for gîtes or guest rooms) Land still buildable (rare in this area) Estate perfectly suited for a tourism, events, wellness, or family reunion

project With 6 renovated tourist accommodations, the estate could generate an estimated annual rental income of over €110,000. By developing only the rental activity on the existing studios, you generate an 8% gross yield based on a sale price of €1,350,000 If you rent out the house year-round for €2,200/month, the yield increases to 10% gross based on a sale price of €1,350,000 If you rent the house seasonally for 16 weeks per year at €450 per night, the yield rises even further, approaching nearly 12% 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 variety of species such as carob trees, fig trees, century-old oaks, eucalyptus, Lebanon cedar, hazelnut trees, plum trees, cherry trees, olive trees, yucca, Judas trees, bay laurels, mimosa, strawberry trees, medlars, hackberries, and more Above-ground pool 10 x 5 m (1.20 m deep) Old fishpond, swings, 25 m zip line, badminton, ping pong Shaded paths under century-old trees, aromatic and edible plants scattered around, fruit trees, secure chicken coop Parking Indoor parking: space for about 8-9 vehicles Outdoor parking: 3 vehicles Domaine des Petites Sœurs is a rare, peaceful property with an exceptional natural setting, a strong historical background, and numerous opportunities for use (touristic or otherwise). Just 800 meters from the center of Vence, you can enjoy Provençal charm while remaining close to all amenities. Property tax: €1,800 per year Energy performance certificate: Class D Listing prepared under the editorial responsibility of Grégor Montagnac Licensed sales 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 :