

Price on request

Contact agency

Agence BBii

30 rue Mgr A. Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

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

22/12/2025 - Prix T.T.C



## House 8982-6 Vence

A unique property combining history, nature, and profitability Charming stone farmhouse of 140 m² on a 5,275 m² estate – Perfect for a bed and breakfast or holiday rental project, featuring 5 - 6 tourist accommodations totaling approximately 80 - 100 m² – a visit is a must if you're looking to change your life Le Domaine des Petites Sœurs is just 800 meters from Vence's historic center Located in a protected heritage site notable for its religious building (with subtle decorative details on the façade) and its garden filled with various tree species, this stone farmhouse from 1804, a former religious retreat (only a few minutes' walk from the heart of Vence), has been tastefully fully restored. It offers a peaceful, authentic, and lush living environment with great potential for rental development, tourism, or family gathering. The estate is situated in a sought-after residential area and has a unique charm ideal for a personal or professional project centered around tourist rentals. The main farmhouse of 140 m² includes - 4 bedrooms, including one in an independent 22 m² studio (entrance from outside + internal access – currently used year-round as a tourist rental) - 3 bathrooms with toilets (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-meter-high ceiling - Dining room with fireplace, billiards table, and vault overlooking one of the two terraces - Entrance hall with the



come impressive 6.5 meter high ceiling. 2 terrace (north and south), one located pr al Il dic n, n t t Agence BBii Piscine 10 m x 5 m easily expandable to other small houses scattered across the estate Strong growth potential: 5 additional small houses to renovate spread out on the property (3 buildings of 16 m² each, adaptable into studios + 1 stone cottage of 20 m² with a mezzanine that can accommodate 4 people + 1 building of 11 m², suitable as a master bedroom as it already includes a bathroom) – Roof and structure are in good condition – (ideal for holiday rentals or B&Bs) Land still available for

construction (rare in this area) Estate perfectly suited for a tourism, event, wellness, or family reunion project With 6 renovated tourist accommodations, the estate could generate an estimated annual rental income of over €110,000, approximately €9,200 per month (around €1,550 per month per tourist accommodation) By focusing only on the existing rental activity of the studios, you would achieve an 8% gross return based on a sale price of €1,350,000 If you decide to rent the main house long-term at €2,200 per month, the gross yield rises to 10% on a sale price of €1,350,000 If you rent out the house seasonally for only 16 weeks a year at €450 per night, the yield increases further, reaching nearly 12% All buildings, including the main house, are connected to the public sewer system Outstanding outdoors – the half-hectare estate is listed as a “Remarkable Garden” for its diverse flora such as carob trees, fig trees, centuries-old oaks, eucalyptus, cedar of Lebanon, hazelnuts, plum trees, cherry trees, olive trees, yuccas, Judas trees, bay laurels, mimosa, strawberry tree, medlar trees, hackberries, and more Above-ground swimming pool 10 x 5 m (1.20 m depth) Ancient fish pond, swings, 25 m zip line, badminton, ping-pong Shaded paths under century-old trees, aromatic and edible plants scattered throughout, fruit trees, secure chicken coop Parking Indoor parking for around 8-9 vehicles Outdoor parking for 3 vehicles Le Domaine des Petites Sœurs is a rare estate, peaceful, with an exceptional natural setting, a rich historical background, and numerous possibilities for use (touristic or otherwise). Only 800 meters from the center of Vence, you can enjoy Provençal charm while staying close to all amenities. Property tax: €1,800 per year Energy rating: Class D Listing prepared under the editorial responsibility of Grégor Montagnac Licensed commercial agent registered with the Special Register of Commercial Agents (RSAC) at the Grasse Commercial Court under number 819 321 639, available at 07 88 398 038 Mandate No. 8982 Property price: €1,350,000 including agency fees Fees: €0 – as this is my primary residence Price excluding agency fees: €1,350,000 Fees and charges :