

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 showers

3 WC

11 parkings

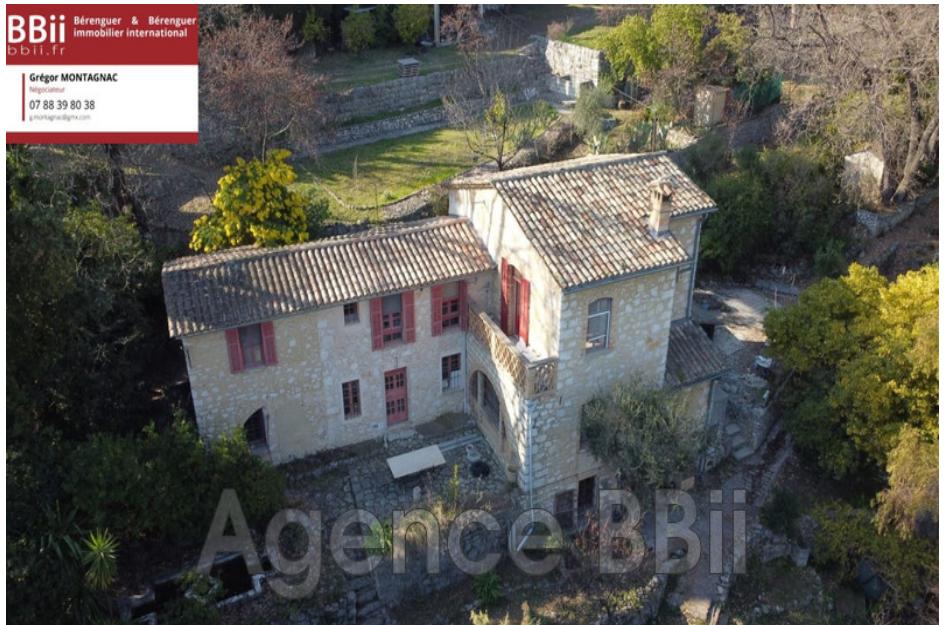
2 cellars

Document non contractuel

09/01/2026 - Prix T.T.C

BBii Bérenguer & Bérenguer
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House 8982-7 Vence

A unique property combining history, nature, and profitability Charming stone farmhouse of 140 m² on a 5,275 m² estate – To be preserved in its green setting to enjoy a cozy atmosphere or for a guesthouse or holiday rental project with its 5/6 tourist accommodations totaling approximately 80/100 m² – a visit is a must if you want a lush environment like nowhere else or if a life change inspires you Le Domaine des Petites Sœurs is just 800 m from Vence's historic center Located in a protected heritage site notable for its religious building (subtle facade decoration) and its garden with a variety of plants, this 1804 stone farmhouse, formerly a religious retreat (just a few minutes' walk 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 tourist development or family reunification. The estate is in a sought-after residential area 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 an independent 22 m² studio (entry door from outside + internal access – currently set up for 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 vaulted ceiling of 6.5 m - Dining room with fireplace and billiards table and its vaulted ceiling opening onto one of the two terraces - Entrance hall also



Reviews Established activity easily extendable to the other small cottages scattered across the estate Strong development potential: 5 additional cottages to renovate spread out on the land (3 buildings of 16 m² each convertible into studios + 1 stone cottage of 20 m² with a mezzanine sleeping 4 + 1 building of 11 m² potentially serving as a master bedroom as it already includes a bathroom) – Healthy roof and structure – (ideal for holiday rentals or guest rooms) Land still buildable (rare

in this area) Estate perfectly suited for tourism, events, wellness projects, or family reunification With 6 renovated tourist accommodations, the estate could generate estimated annual rental income of over €110,000, or about €9,200/month (around €1,550/month per tourist accommodation) By developing only the rental activity for the existing studios, you generate an 8% gross yield based on a sales price of €1,350,000. If you decide to rent the house year-round at €2,200/month, the gross yield increases to 10% based on a sales price of €1,350,000. If you choose to rent the house seasonally only for 16 weeks per year at €450 per night, the yield increases further, reaching almost 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 diverse species such as carob trees, fig trees, centuries-old oaks, eucalyptus, cedar of Lebanon, hazelnut trees, plum trees, cherry trees, olive trees, yuccas, Judas trees, bay laurels, mimosa, strawberry trees, medlars, hackberries, and more. Above-ground swimming pool 10 x 5 m (depth 1.20 m) Old fish pond, swings, 25 m zip line, badminton, table tennis Shaded paths under century-old trees, aromatic and edible plants spread everywhere, fruit trees, secure chicken coop Parking Indoor parking: about 8-9 cars Outdoor parking: 3 cars Le Domaine des Petites Sœurs is a rare, peaceful property offering an exceptional natural setting, rich historical background, and many opportunities for tourism or other uses. Only 800 m 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 Commercial agent registered under 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 including agency fees: €1,350,000 Fees: €0 – because I am the owner Price excluding agency fees: €1,350,000

Fees and charges :