

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

05/02/2026 - Prix T.T.C

BBii Bérenguer & Bérenguer
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House 8982-8 Vence

A unique property combining history, nature, and profitability Charming stone farmhouse of 140 m² on a 5,275 m² estate – to preserve in its green setting to enjoy in a cozy way or for a bed and breakfast or holiday rental project with its 5 / 6 tourist accommodations totaling approximately 80 / 100 m² – a visit is essential if you want a lush environment like no other or if you are considering a change of life The Domaine des Petites Sœurs is located 800 m from the historic center of Vence Set within a site classified as remarkable heritage for its building with religious character (subtle facade decoration) and its garden with a variety of trees and beautiful dry-stone terraces, this 1804 stone farmhouse, 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 green living environment, with strong potential for rental and tourist development or family consolidation. The estate lies 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 (entrance door from outside + 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 billiards table, with a vaulted



Piscine 10 m x 5m



commissions deducted) for the studio. €21,500 in 2025, which is nearly €1,000 per month Excellent profitability with great traveler reviews Current activity in place and easily expandable to the other small houses scattered across the estate Strong potential to develop: 5 additional small houses to renovate scattered over the land (3 buildings of 16 m² that can be converted into studios + 1 stone cottage of 20 m² with a mezzanine that can accommodate 4 people + 1 building of 11 m² that can

serve as a master bedroom since it already includes a shower room) – roof and structure in good condition – (ideal for holiday rentals or bed and breakfasts) Buildable land still available (rare in this area) Estate perfectly suited for a tourism, event, wellness, or family reunion project With 6 renovated tourist accommodations, the estate can generate an estimated annual rental income of over €110,000, approximately €9,200 / month (about €1,550 / month / tourist accommodation) By developing only the rental activity on the existing studios, you generate an 8% gross return based on a sale price of €1,350,000. If you decide to rent the house year-round for €2,200 / month, the return rises to 10% gross based on a sale price of €1,350,000. If you choose to rent the house seasonally for just 16 weeks per year at €450 per night, the return climbs further, reaching nearly 12%. All buildings, including the main house, are connected to the sewer system. Exceptional outdoors – the half-hectare estate is classified as a "Remarkable Garden" for its diverse tree 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, etc. Above-ground pool 10 x 5 m (depth 1.20 m) Ancient fish pond, swings, 25 m zipline, badminton, ping-pong are also among the existing activities on the estate Shady paths under century-old trees, aromatic and edible plants spread across the grounds You also benefit from sea views from several places on the estate and the first floor of the house – especially from the main bedroom Parking Indoor parking: approximately 8-9 vehicles Outdoor parking: 3 vehicles The Domaine des Petites Sœurs is a rare property, peaceful, with an exceptional natural setting, rich historical background, and numerous exploitation possibilities (tourism or otherwise). Just 800 m from Vence town center, enjoy Provençal charm while staying 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 Commercial agent registered with the special commercial agents register (RSAC) of the Grasse Commercial Court under number 819 321 639, reachable at 07 88 398 038 Mandate No. 8982 Property price €1,350,000 including agency fees Fees: €0 – as I am the owner Property price excluding agency fees: €1,350,000

Fees and charges :