

# BY BLUE

## INTERNATIONAL REALTY

Beautiful stone villa with panoramic views for sale in Vence



Vence - 1 995 000 €

Ref. 85595813

Situated in a dominant position close to the centre of Vence, this splendid 80s stone villa of around 328 m<sup>2</sup> boasts breathtaking panoramic views over the town, the medieval village of Saint-Paul-de-Vence and the sea. Built over 3 levels, it offers an exceptional living environment, ideal for enjoying the Mediterranean climate.

The garden level houses 4 large bedrooms, each with its own private bathroom, offering direct access to a landscaped garden. The outdoor area also includes a saltwater swimming pool and petanque court, perfect for relaxing.

On the ground floor, you'll find a large, bright living/dining room with fireplace and separate TV lounge. The large, modern, fully-equipped kitchen with dining area opens onto a large terrace, ideal for outdoor dining. The huge, comfortable master suite has a dressing room and walk-in shower room.

Upstairs is an additional bedroom with its own shower room and WC.

The villa has a saltwater swimming pool, a carport for 2 cars and several parking spaces. All bedrooms are air-conditioned for optimum comfort, and the property is equipped with a videophone and oil-fired heating.

Ideally located just a few minutes from the centre of Vence and close to the picturesque town of Saint-Paul-de-Vence, this villa is ideally situated for exploring the region while enjoying the tranquillity of its surroundings.

Don't miss the opportunity to acquire this exceptional villa with panoramic views, swimming pool and landscaped garden, for an idyllic lifestyle on the Côte d'Azur.

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Living area : 328 m<sup>2</sup>

Bedrooms : 0

Surface area of land : 2296.00 m<sup>2</sup>

Exposition : South-west

Rooms : 10

✓Swimming pool ✓Sea view

Property tax : 4 775 €

Fees payable by vendor



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