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INTERNATIONAL REALTY

Price Drop - Exceptional villa for sale Saint-Paul-De-Vence



Saint-Paul-de-Vence - 2 890 000 €

Ref. 85693795

Discover this superb, completely renovated contemporary villa, offering top-quality finishes and breathtaking 360° views of the mountains, the sea and the picturesque village of Saint-Paul-De-Vence. Nestled in a peaceful setting overlooking the region, this property enjoys optimum exposure.

Set in a vast plot of around 3,000 m<sup>2</sup>, the villa comprises a garden level comprising an entrance hall, living room, kitchen, two bedrooms, bathroom, toilet, utility room and machine room. A lift could be installed in the future to access the first level, which features a spacious living area with a fully-equipped open-plan kitchen. The terraces are framed by large, UV-

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protected picture windows, providing access to a heated swimming pool and a superb, fully-equipped pool house.

On the same level, two bedrooms, one with a terrace, a bathroom and a guest toilet complete the layout. Upstairs, a master suite with dressing room, private bathroom and toilet opens onto a large terrace, while another bedroom with dressing room, bathroom and toilet provides a comfortable space.

An independent flat on two floors comprises a living room, a fitted kitchen, two shower rooms, two toilets and an adjoining terrace with a summer kitchen. Outdoor facilities include a large enclosed garage, a petanque court and solar panels. Facilities also include underfloor heating on levels 1 and 2, a heat pump, reversible air conditioning throughout the house and flat, a salt-heated swimming pool and an outdoor solar shower.

This luxury property combines luxury, comfort and eco-friendly technologies to offer an exceptional living environment in a privileged location.

Living area : 358 m<sup>2</sup>

Bedrooms : 8

Exposition : South-west

Rooms : 9

✓Swimming pool ✓Sea view

Fees payable by vendor

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