

790 000 €

For sale house

7 rooms

Surface : 203 m<sup>2</sup>

Surface of the living : 45 m<sup>2</sup>

Surface of the land : 1931 m<sup>2</sup>

Year of construction : 1924

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : Bon

External condition : Bon

Couverture : Tuiles

Features :

Store électrique, Portail automatique, Jacuzzi spa, Cheminée, Chambre de plain-pied, Cellier, Arrosage automatique, Buanderie, Portail automatique

6 bedroom

1 terrace

3 bathrooms

3 WC

3 parkings

1 cellar

#### Legal information

790 000 € fees included

6,38% VAT of fees paid by the buyer (0 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



#### House 3206 Vence

- Purchase offer accepted - Located near the city center with views of the old town, facing south, this detached villa covers 203 m<sup>2</sup> and sits on a large plot of approximately 1,900 m<sup>2</sup>. It consists of a main residence of 158 m<sup>2</sup> and a three-room apartment of 45 m<sup>2</sup>. The ground floor features a double living room with a fireplace, a separate equipped kitchen, a master suite with bathroom and toilet, a pantry, and a cellar. Upstairs, there is a small lounge, a suite with a large bedroom, shower/bathroom and toilet, two additional bedrooms including one with a terrace-solarium, and a laundry room. There is also a three-room apartment with its own private entrance. Outside, a beautifully maintained garden planted with olive trees, a carport, a large terrace with a pergola, a spa area with a jacuzzi, and a tool shed. At the back, the spacious land could accommodate a swimming pool. The house is in very good overall condition.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 3429 and 4639 € (reference year 2024)  
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