

870 000 €

For sale villa

5 rooms

Surface : 165 m<sup>2</sup>

Surface of the living : 38 m<sup>2</sup>

Surface of the land : 1511 m<sup>2</sup>

Year of construction : 1984

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : Bon

External condition : Bon

Couverture : Tuiles

Features :

Piscine, Climatisation réversible, Cheminée,

Chambre de plain-pied, Double vitrage,

Arrosage automatique, Véranda, Portail

automatique, Calme

4 bedroom

3 terraces

1 bathroom

1 shower

3 WC

4 parkings

1 cellar

Legal information

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### Villa 3218 Vence

South of VENCE, in a quiet location, perfectly south-facing, Charming villa offering mostly single-level living, including an entrance hall with closets and a separate toilet, living room with fireplace, dining room opening onto a veranda, fully renovated independent fitted kitchen, a large bedroom with closet, bedroom (2) with mezzanine area, shower room, toilet. Upstairs: large bedroom (3) with closets opening onto a beautiful terrace with clear views all the way to the sea, bedroom (4) with closets, bathroom, and toilet. Stunning 10x5 m infinity pool with a beautiful paved sunbathing area, covered terrace, parking spaces, cellar, garden shed, all set on a flat plot planted with approximately 1511 m<sup>2</sup>.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1820 and 2530 € (reference year 2023)  
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