

LARGE VILLA 323 M2 IN VENCE. 7 BEDROOMS 6 BATHROOMS . WITH GARAGE AND SWIMMING POOL;;

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PROPERTY FACT FILE

REFERENCE	A36907CCU06
PRICE	€ 1,495,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	6
ACCOMMODATION	323 m²
LAND	1000 m²
TOWN	Vence
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

*Price based on current exchange rate which is subject to change



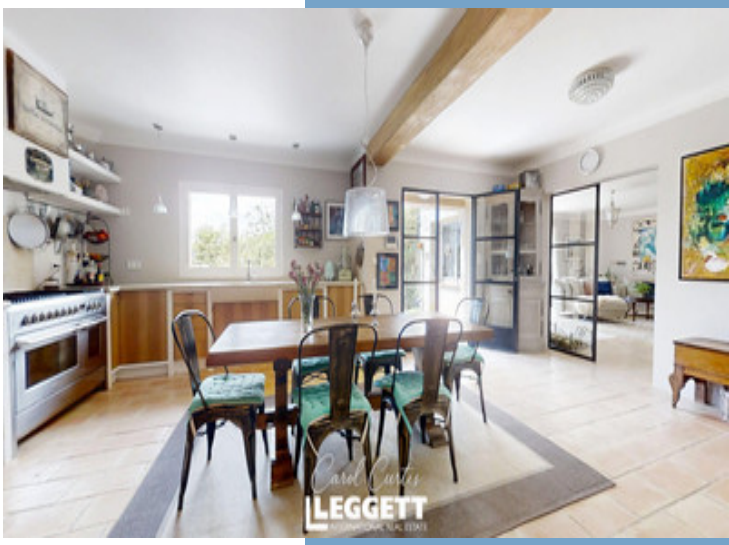
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- FAMILY HOME OR BUSINESS
- EXCEPTI0NAL VIEWS
- 8 MINUTES FROM THE MEDEIVAL TOWN OF VENCE ON FOOT
- SWIMMING POOL
-

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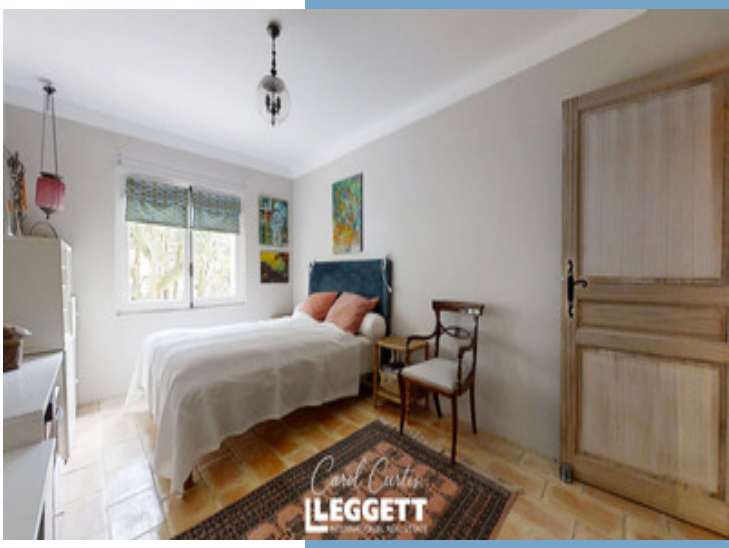
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Exceptional Villa with Panoramic Views & Rental Income – Vence, French Riviera
323 m² | 8 minutes from the sea | 4 apartments | Breathtaking views;
Vence, the Pearl of the French Riviera…
Nestled between the sea and the mountains, Vence is a town of art



DESCRIPTION

A rare gem on the French Riviera:
Whether you are seeking an elegant main residence, a high-yield rental property, or both, this villa is sure to exceed your expectations.
Key features:
323 m² of living space, nestled in a peaceful hamlet with complete privacy
4 independent apartments (with potential for a 5th) – ideal for steady rental income
Flexible layout: option to merge into a spacious family home.
Sought-after location in one of the most desirable areas of the region



Perched on the heights, it offers an exceptional lifestyle — with its cobbled streets, art galleries, Provençal markets, and breathtaking views over the Mediterranean.

Halfway between the authentic charm of a Provençal village and the understated elegance of the French Riviera, Vence attracts those who love peace, culture, and nature.

Just minutes away:
Saint-Paul-de-Vence
Nice – Promenade des Anglais
The Mediterranean beaches
The Préalpes d'Azur Natural Park
Côte d'Azur – culture, light, and the art of living – welcome home;
Main Residence – 141 m²
Accessed via a private driveway leading to a spacious elevated south-facing terrace lined with Lemon and orange trees ,with stunning panoramic views over the Vence countryside.
At the heart of the home is a bespoke open kitchen crafted from local materials, including a carved stone sink sourced from a nearby quarry. Terracotta floors lend the space rare authenticity.
The lounge is stunning, double doors leading to the terrasse, with ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A36907CCU06
COMPLETE FILE AND PHOTO ON REQUEST

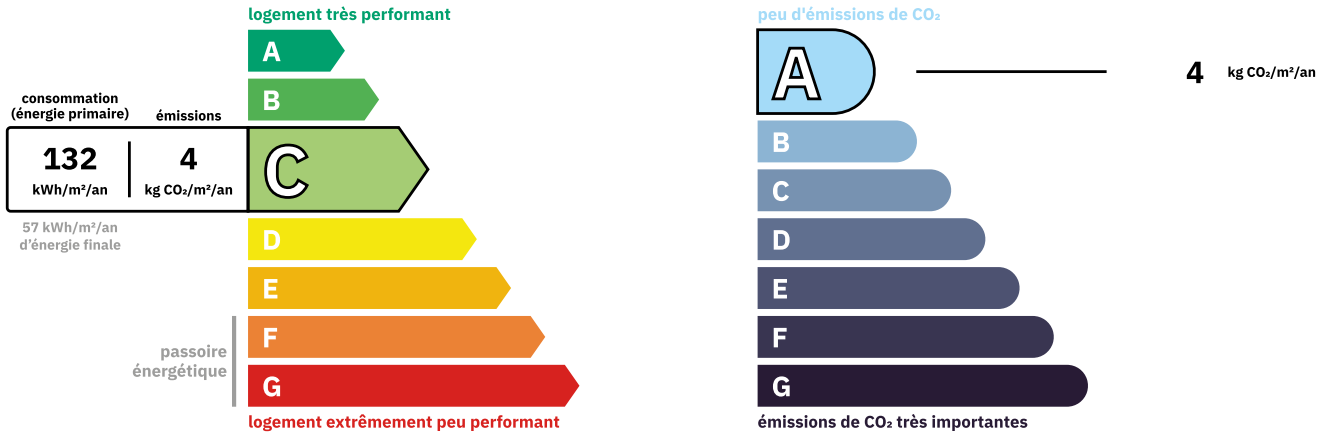
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2560 € and 3520€ for 2022

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A36907CCU06
FILE COMPLETE AND PHOTOS ON REQUEST

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