



1 240 000 €

**Buying demeure de prestige**

**8 rooms**

**Surface : 230 m<sup>2</sup>**

**Surface of the living : 62 m<sup>2</sup>**

**Surface of the land : 1700 m<sup>2</sup>**

**Year of construction : 1980 et 2001**

**Exposition : Sud**

**View : Mer**

**Hot water : Electrique**

**Inner condition : Bon**

**External condition : A rafraichir**

**Couverture : Toit terrasse**

**Features :**

Piscine, Climatisation au rez de chaussée, Cheminée, Chambre de plain-pied, Double vitrage, Arrosage automatique, Buanderie, Portail automatique

6 bedroom

2 terraces

1 bathroom

2 showers

3 WC

2 garage

1 parking

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

22/10/2024 - Prix T.T.C



### Demeure de prestige 3125 Vence

Located in Vence, we offer you a magnificent architect-designed villa of 230m<sup>2</sup> on a flat plot of 1700m<sup>2</sup>. Close to the city center, amenities, schools and easy to access, it offers a magnificent view of the hills and the sea in the background. It has several exteriors including a beautiful terrace with pergola, which runs along the living space and gives access to the swimming pool and a roof terrace of more than 65m<sup>2</sup> and its breathtaking view of the surroundings. Built on 2 levels, it is composed on the ground floor of a vast living space of more than 92m<sup>2</sup> including a living room with fireplace, a dining room and its fitted and equipped US kitchen. A unique architecture that allows you to enjoy beautiful light all year round. Three bedrooms, one of which is en suite with its private bathroom/WC, a separate bathroom, a guest WC, a laundry room and a workshop. On the upper level there are 3 beautiful bedrooms with storage, a shower room and a separate toilet. It has a double garage, several parking spaces, and a large cellar of 29m<sup>2</sup>.

**Fees and charges :**

1 240 000 € fees included

