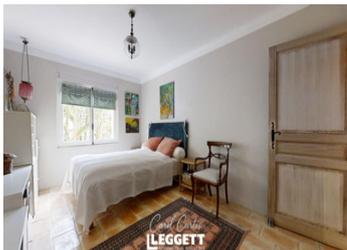
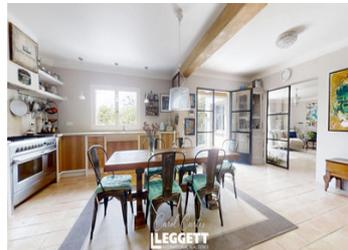


Large villa 323 M2 In Vence. 7 bedrooms 6 bathrooms . With garage and swimming pool;;



## INFORMATION

Town:	Vence
Department:	Alpes-Maritimes
Bed:	7
Bath:	6
Floor:	323 m2
Plot Size:	1000 m2

## IN BRIEF

Exceptional Villa with Panoramic Views & Rental Income – Vence, French Riviera

323 m<sup>2</sup> | 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 and history.

Perched on the hills, it offers an exceptional quality of life, 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 discreet elegance of the French Riviera, Vence appeals to lovers of peace, culture, and nature.

Just minutes away:

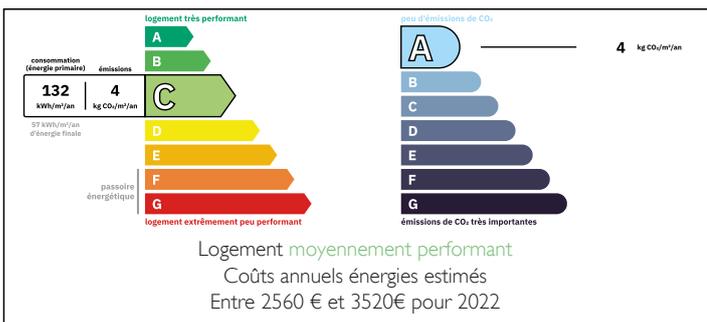
Saint-Paul-de-Vence

Nice – Promenade des Anglais

The Mediterranean beaches

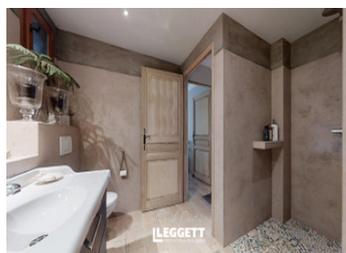
The Préalpes d'Azur Natural Park

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## 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 m<sup>2</sup> 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 m<sup>2</sup>

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 open fire and terracotta tiles

## LOCAL TAXES

Taxe foncière: 3955 EUR

Taxe habitation: EUR

## NOTES