

## Saint Paul de Vence - Neo-provençal 4 bedroom villa, pool



## INFORMATION

Town:	Saint-Paul-de-Vence
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	160 m <sup>2</sup>
Plot Size:	2907 m <sup>2</sup>

## IN BRIEF

### Saint-Paul-De-Vence

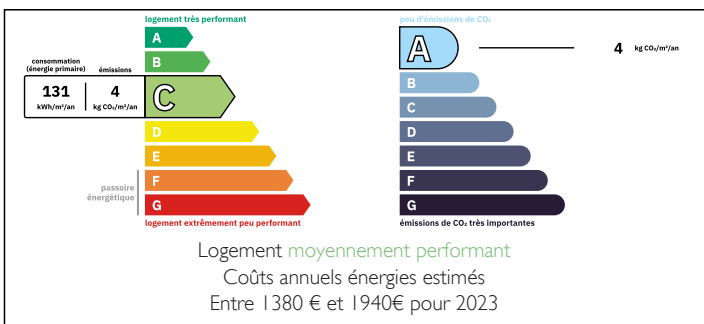
Just 8 minutes from the village of Saint-Paul-de-Vence, this charming 160 sqm Provençal villa is set in a sought-after residential area surrounded by nature.

The property features a bright 60 sqm living and dining room with fireplace and fully equipped open-plan kitchen, four spacious bedrooms including two on the ground floor, and three bathrooms.

Set on a fully usable south-facing plot of approximately 2,900 sqm, the villa enjoys complete privacy and a beautiful garden view. The grounds include a habitable chalet that could be used as a guest house, a free-form swimming pool and several parking spaces.

In very good condition, this peaceful and green setting is ideal for those seeking tranquillity and serenity.

## 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

Saint-Paul-De-Vence / Character villa / Surrounded by nature

Experience the peace of mind you've been looking for with this exceptional charming villa for sale, located in a sought-after residential area just 8 minutes from the village of Saint-Paul-De-Vence, perfectly blending with its natural surroundings.

This Provençal sanctuary, covering approximately 160 m<sup>2</sup>, will captivate you with its generous space and outstanding living environment.

The villa features a large living room with a fireplace, a dining area, and a fully equipped open-plan kitchen of around 60 m<sup>2</sup>, 4 spacious bedrooms including 2 on the ground floor, complemented by 3 bathrooms.

You'll be enchanted by the fully usable garden of about 2900 m<sup>2</sup>, south-facing and offering complete privacy.

A habitable chalet that could serve as an outbuilding is also located within the grounds.

It boasts stunning views over the garden and includes a freeform swimming pool and parking spaces.

This villa, in very good condition, enjoys a peaceful and verdant setting, ideal for those seeking tranquility and serenity.

Information about the risks associated with this property can be found on the Géorisques website.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES