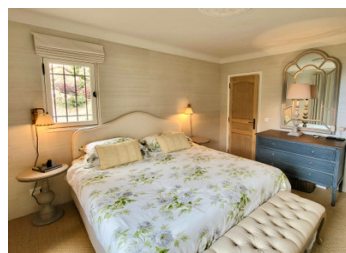


Exceptional villa between sea and mountains in Vence, French Riviera.



INFORMATION

Town:	Vence
Department:	Alpes-Maritimes
Bed:	5
Bath:	5
Floor:	249 m2
Plot Size:	2954 m2



IN BRIEF

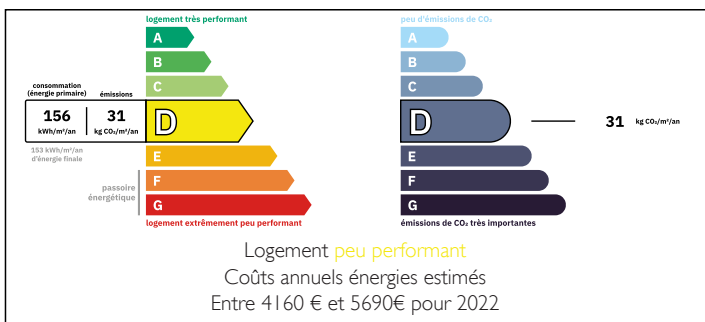
A rare lifestyle opportunity just a 15-minute walk from the historic centre of Vence and only 25 minutes from Nice International Airport and the Mediterranean beaches.

Fully renovated, this exceptional 249 m² villa is set within approximately 3,000 m² of private terraced gardens, offering beautiful sea and mountain views, complete privacy and direct access to a river with natural plunge pools.

The property features 5 bedrooms, 5 bathrooms, multiple terraces, underfloor heating, double glazing, mains drains, a garden jacuzzi, two garages and an independent studio. With two separate entrances and parking areas, it is ideal as a family residence, multi-generational home or investment property with proven holiday rental potential.

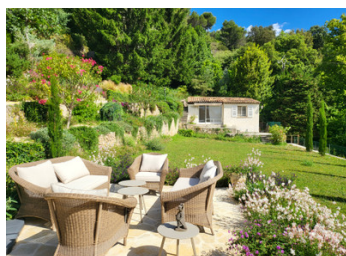
This is a property that truly needs to be experienced in person. Its atmosphere, beautifully refined interiors and exceptional natural setting are even more impressive in real life, a home that will...

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

EXCEPTIONAL RENOVATED VILLA WITH SEA & MOUNTAIN VIEWS IN VENCE – FRENCH RIVIERA

249 m² living space | Approx. 3,000 m² private terraced gardens | 5 bedrooms | 5 bathrooms | Multiple terraces | Independent studio | River access | Jacuzzi | 2 garages

Nestled in an exceptional natural setting between the Mediterranean Sea and the mountains, this unique villa for sale in Vence on the French Riviera offers a lifestyle that is increasingly difficult to find: complete privacy, beautiful sea and mountain views, generous living spaces and the convenience of being within walking distance of the vibrant historic town of Vence.

Set within approximately 3,000 m² of mature terraced gardens, this fully renovated 249 m² property enjoys a peaceful and private position with no overlooking neighbours. Wake each morning to birdsong, fresh mountain air and uninterrupted views of the surrounding greenery, while remaining just a 15-minute walk from Vence town centre, with its restaurants, cafés, Provençal markets, shops and year-round amenities.

Several scenic walking and hiking trails begin nearby and lead directly towards the mountains, making this an inspiring home for nature lovers, outdoor enthusiasts, artists, writers and remote professionals seeking tranquillity and space on the Côte d'Azur. Flexible Living, Guest Accommodation & Rental Potential

Perfectly suited to a family residence, multi-generational living or buyers looking for a French Riviera property with income potential, the villa benefits from two separate entrances and independent parking areas.

The ground-floor accommodation comprises three bedrooms and three bathrooms, together with a private garden and...

LOCAL TAXES

Taxe foncière: **3563 EUR**

NOTES