



## Luxury 5 Bed Villa for Sale in Vence French Riviera France



### Agenten-Info

|                         |                                                                               |
|-------------------------|-------------------------------------------------------------------------------|
| Name:                   | Niall Madden                                                                  |
| Name der Firma:         | Esales Property Limited                                                       |
| Land:                   | Vereinigtes Königreich                                                        |
| Erfahrung seit:         | 2002                                                                          |
| Art der Dienstleistung: | Immobilien verkaufen                                                          |
| Spezialgebiete:         |                                                                               |
| Art der Immobilie:      | Wohnungen                                                                     |
| Telefon:                |                                                                               |
| Sprachen:               | English                                                                       |
| Webseite:               | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Anzeigen-Details

|                |                  |
|----------------|------------------|
| Immobilie für: | Kaufen           |
| Preis:         | USD 2,272,792.68 |

### Standort

|                 |                                                            |
|-----------------|------------------------------------------------------------|
| Land:           | Frankreich                                                 |
| Postleitzahl:   | 06140                                                      |
| Veröffentlicht: | 22.09.2026                                                 |
| Beschreibung:   | Luxury 5 Bed Villa for Sale in Vence French Riviera France |

Esales Property ID: es5555233

196 Chemin des salles  
Vence  
06140, Alpes Maritime, Cote d'Azur  
France

An exceptional property offering a rare lifestyle where mountains, sea, and nature meet complete privacy—all just a short walk from the heart of historic Vence. Situated at 196 Chemin des Salles, 06140 Vence, this fully refurbished 250 m2 luxury villa sits on 3,000 m2 of terraced gardens and features 5 bedrooms, 5 bathrooms, 4 private terraces, and an independent outbuilding.

With two fully self-contained living areas, direct access to a natural mountain river, and proven rental revenue, this estate offers an ideal layout for multi-generational living, a peaceful creative retreat, or a lucrative luxury investment.



## Outstanding Dual-Living Layout

The main 250 m2 residence is built on a gentle hillside with steps connecting the terraced levels. It comprises two independent 125 m2 living quarters, joined internally by a lockable stairwell to guarantee absolute security and privacy when desired.

### Upper Residence (125 m2 - Primary Living Quarters)

- \* Living Spaces: Luminous sitting room flowing into a large kitchen/dining room. An eastern glass wall frames undisturbed views of Vence's iconic mountain, the Baou de Blanc.
- \* Bedrooms & Baths: 2 spacious bedrooms and 2 well-appointed bathrooms.
- \* Outdoor Flow: Connects directly to a large rear garden. Features a south-facing sea-view terrace for sunny dining and a cool, shaded north-facing terrace for warm summer afternoons.

### Ground Floor Residence (125 m2 - Proven Holiday Rental)

- \* Accommodations: 3 bedrooms, 3 full bathrooms, sitting room, and fully equipped kitchen.
- \* Outdoor Living: South-facing sea-view terrace opening onto a sunlit garden with outdoor sitting areas and sun loungers.
- \* Independent Access: Private entrance with its own dedicated driveway and parking space within the property grounds.

## Key Features & Specifications

### Feature Details

Location 196 Chemin des Salles, 06140 Vence, French Riviera, France

Living Area 250 m2 (Main House) + 30 m2 (Outbuilding) = 280 m2 Total

Land Size 3,000 m2 private terraced grounds

Bedrooms / Baths 5 Bedrooms / 5 Bathrooms (Main House) + 1 Bed/1 Bath (Outbuilding)

Heating & Comfort Underfloor heating throughout, insulated double walls/ceilings

Glazing & Joinery New double-glazed solid wood windows & Crittall-style patio doors

Security Wrought-iron security grilles & automated gated driveway

Garages & Parking 2 enclosed garages with automated doors + 2 separate parking areas

### Proven Turnover & Income Generation

This property operates as a highly lucrative, turnkey seasonal rental.

- \* Current Revenue: Generated over €20,000 in rental income so far this year, with a strong schedule of bookings continuing through year-end.
- \* Year-Round Demand: Benefiting from Vence's sunny, warm microclimate and year-round tourism, the ground-floor residence delivers reliable revenue across all four seasons.

### Independent Outbuilding & Flexible Spaces



- \* 30 m2 Independent Studio: Set apart from the main residence, this standalone outbuilding includes a 1-bedroom layout, kitchen, bathroom, and a large sunny terrace with mountain and river views. Awaiting refurbishment, it provides an ideal space for grandparents, an au pair, security staff, or a private home office.
- \* Lower Ground Workshop: A large enclosed space with windows opening to the mountain landscape—perfect for a DIY workshop, private gym, wine cellar, extra storage, or potential indoor sauna/wellness area.

## Natural Grounds & Outdoor Amenities

- \* Private River & Plunge Pools: A freshwater river flows along the bottom of the land—positioned 12 meters below house elevation (zero flood risk). Features cascades and two natural freshwater plunge pools fed by mountain runoff to cool off in the summer.
- \* Four Terraces: Two south-facing sea-view terraces, a shaded garden-view terrace, and a mountain-view terrace by the studio.
- \* All-Season Jacuzzi: Located in the garden, equipped with an independent heating and cooling system for year-round use.
- \* Pool Expansion Potential: Ample space to construct an hors-sol (above-ground) pool integrated into landscaped rockery terraces.
- \* Irrigation: Automated watering system installed across the garden.
- \* Total Privacy: Mature trees and large green spaces ensure complete seclusion with no overlooking neighbors, plus scenic hiking trails right around the corner.

## Prime Riviera Location & Proximity

- \* Vence Town Center: 15-minute walk (cafes, markets, fine dining)
- \* Saint-Paul de Vence: 10-minute drive
- \* Nice Airport & Mediterranean Beaches: 25-minute drive
- \* Antibes / Nice City: 30-minute drive
- \* Cannes: 40-minute drive
- \* Italian Border: 50-minute drive
- \* Saint-Tropez: 1 hour 15-minute drive

## ABOUT THE AREA

Vence is a historic medieval commune perched on the sunny hillsides of the Alpes-Maritimes department in the French Riviera, just inland from the Mediterranean coast. Renowned for its rich artistic heritage, mild year-round climate, and picturesque stone architecture, the town overlooks lush valleys and the dramatic, rocky cliffs of the Baou de Saint-Jeannet and Baou de Blanc.

Within its well-preserved, fortified old town, narrow cobblestone alleys wind past fountain-adorned squares, artisan workshops, and vibrant outdoor cafes. Vence famously served as a haven for 20th-century artists, including Marc Chagall and Henri Matisse; the latter created his masterpiece, the Chapelle du Rosaire, just outside the historic center. Today, it retains a refined, authentic Provencal atmosphere



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that offers a tranquil contrast to the busier coastal resort towns below.

Surrounding the town center are terraced hills dotted with olive groves, Mediterranean gardens, and private luxury villas that capture sweeping views of the sea and mountains. Vence benefits from a prime geographical location on the Cote d'Azur, situated only a 10-minute drive from the famed hilltop village of Saint-Paul de Vence and roughly 30 minutes from the coastal hubs of Nice and Antibes.

The strategic hillside location combines secluded natural beauty with easy accessibility to international transit routes, fine dining, and coastal beaches. Whether exploring its historic ramparts, hiking nearby alpine trails, or enjoying the lively local markets, Vence represents one of the most sought-after residential and vacation destinations in the South of France.

### Nearest Airports to Vence

- \* Nice Cote d'Azur Airport (NCE): -15 km (approx. 20-25 minutes by car). This is the primary international gateway for the region, offering direct domestic, European, and long-haul international flights.
- \* Cannes - Mandelieu Airport (CEQ): -30 km (approx. 35-40 minutes by car). Primarily dedicated to private aviation, business jets, and charter flights.
- \* Toulon-Hyeres Airport (TLN): -115 km (approx. 1 hour 25 minutes by car). A regional alternative offering select domestic and European seasonal routes.
- \* Marseille Provence Airport (MRS): -170 km (approx. 1 hour 50 minutes by car). A major international hub serving broader long-haul and regional routes across Europe and North Africa.

### MAiN FEATURES:

- \* 280m<sup>2</sup> of living space
- \* 3000m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 5 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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Vermietet: Ja

### Allgemein

Schlafzimmer: 5

Badezimmer: 5



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|                          |                     |
|--------------------------|---------------------|
| Fertige m <sup>2</sup> : | 280 m <sup>2</sup>  |
| Grundstücksgröße:        | 3000 m <sup>2</sup> |

## Versorgungsdetails

|          |    |
|----------|----|
| Heizung: | Ja |
|----------|----|

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

|           |             |
|-----------|-------------|
| IMLIX ID: | IX9.000.968 |
|-----------|-------------|

