



## Beautiful Villa with Panoramic view



### Information de l'agent

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Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,076,226.69

### Location

Pays:	France
État/Région/Province:	Provence-Alpes-Côte d'Azur
Ville:	Vence
Indicatif régional:	06140
Soumis:	22/04/2024
Description:	

### Summary

Ideally situated on the quiet residential quarter of Vence, this large villa of 275m2 offers a panoramic view from the sea, the Esterel mountain and the surrounding forrest. It has an agreeable south-west exposure and a generous land of approximately 2300 m2 with a swimming pool.

The villa is composed of an entrance hall, a reception room of 100m2 with a chimney, south-east and south-west facing terraces, a kitchen with a terrace and three ensuite bedrooms all on one floor. There is also a large double mezzanine, which use to be a the garage, also offers an extra space.

An independent apartment of about 45m2 on the garden level is a perfect space to receive family and friends or a teenager who craves independence.

The garden is very well kept and contains a the large swimming pool, a Bbq space, beautiful terraces and a pétanque ground.

A generous parking area can accommodate several cars and complete this exceptional property.

### Location

- City centre (7 minutes)
- Cinéma (8 minutes)
- Shops (7 minutes)
- School (7 minutes)
- Golf (20 minutes)
- Hospital /clinique (15 minutes)



Doctor (7 minutes)  
Fitness centre (10 mètres)  
Supermarket (7 minutes)

## **Access**

Aéroport (25 minutes)  
Highway (20 minutes)  
Golf (20 minutes)  
Ski slopes (90 minutes)  
Beach (25 minutes)  
Port (25 minutes)

## **Interior**

The villa is composed of an entrance hall, a reception room of 100m<sup>2</sup> with a chimney, south-east and south-west facing terraces, a kitchen with a terrace and three ensuite bedrooms all on one floor. There is also a large double mezzanine, which use to be a the garage, also offers an extra space.  
An independent apartment of about 45m<sup>2</sup> on the garden level is a perfect space to receive family and friends or a teenager who craves independence.

## **Exterior**

The garden is very well kept and contains a the large swimming pool, a Bbq space, beautiful terraces and a pétanque ground.  
A generous parking area can accommodate several cars and complete this exceptional property.

## **Additional Details**

Air conditioning  
Chimney  
Double glazing windows  
Windows in PVC  
Internet  
Automatic watering system  
Barbecue (pizza oven)  
Fully fenced  
Outdoor lighting  
Fibre internet  
Electric gate  
Pétanque area  
Heated pool

## **Commun**

Chambres:	4
Salle de bains:	4
Pied carré fini:	275 m <sup>2</sup>
Dimesions du lot:	2378 m <sup>2</sup>



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## Utility details

Heating Fuel: Electric

## Energy efficiency

Consommation énergétique  
(kWh/m<sup>2</sup>/an): 181

## Building details

Parking: Oui  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/PFYR-T181219/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T181219/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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