

House 210m on plot 2067m . 5room, 4 beds, 4 baths, 5 wc's, garage, 6 parking spaces, cellar, pool.



## INFORMATION

Town:	Vence
Department:	Alpes-Maritimes
Bed:	4
Bath:	4
Floor:	210 m2
Plot Size:	2067 m2



## IN BRIEF

In a sought-after area of Vence, this beautiful villa of approximately 215 sq m enjoys a secluded location. Facing southwest, the property sits on a 2067 sq m plot planted with fruit trees.

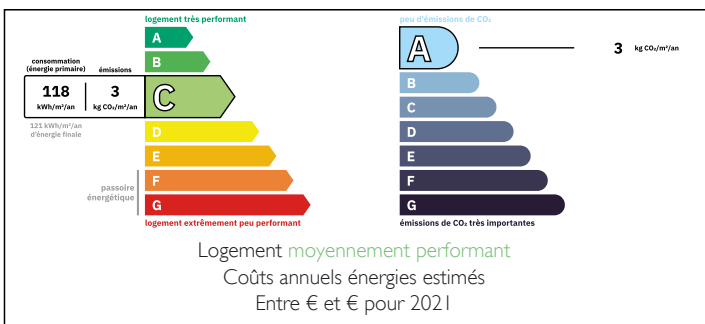


At the front, a large terrace overlooks the swimming pool and its pool house. Ample parking is available on the northeast side.

The property is connected to mains drainage.



## 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 magnificent entrance hall dominates the living area: living room, dining room with a closed fireplace, a fully equipped kitchen (opening onto a sheltered terrace), an office, and a guest WC. A master bedroom with its own shower room and WC. A laundry room with a shower and WC, and a fully tiled garage.

Access to the upper floor is via a beautiful wrought-iron staircase leading to a landing with space for an office. A bedroom with a bathroom and WC, and two further bedrooms, each with its own solarium and shower room with WC.

On the mezzanine level, a vast space that could be converted into a home cinema or gym. Two bedrooms with shower rooms.

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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 foncière: 2500 EUR**

## NOTES