

Architect's house to renovate, 229m², 3,589m² plot. 6 rooms, 5 beds, 4 baths. Pool, parking spaces & cellars



INFORMATION

| | |
|-------------|---------------------|
| Town: | Saint-Paul-de-Vence |
| Department: | Alpes-Maritimes |
| Bed: | 5 |
| Bath: | 4 |
| Floor: | 229 m ² |
| Plot Size: | 3589 m ² |



IN BRIEF

Nestled in a quiet cul-de-sac, this architect-designed villa of 229 sq m boasts beautiful, unobstructed views of the forest and village.

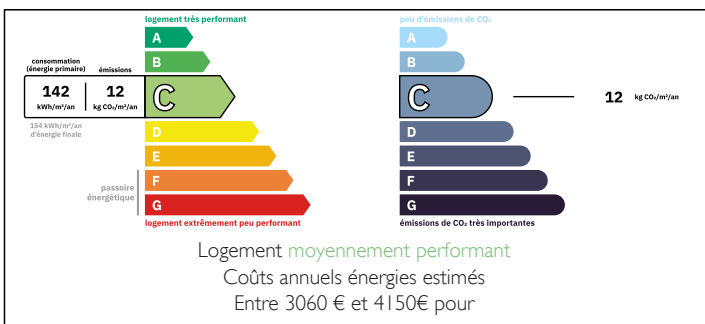
Set on a 3,589 sq m plot, it benefits from two separate entrances.

The house features a split-level design, offering spacious rooms and significant potential for modernization.

A swimming pool, ample parking, a well, and approximately 39% of the land classified as woodland ensure a protected environment.

A cellar area of approximately 50 sq m near the pool offers excellent potential (pool house, storage, etc.).

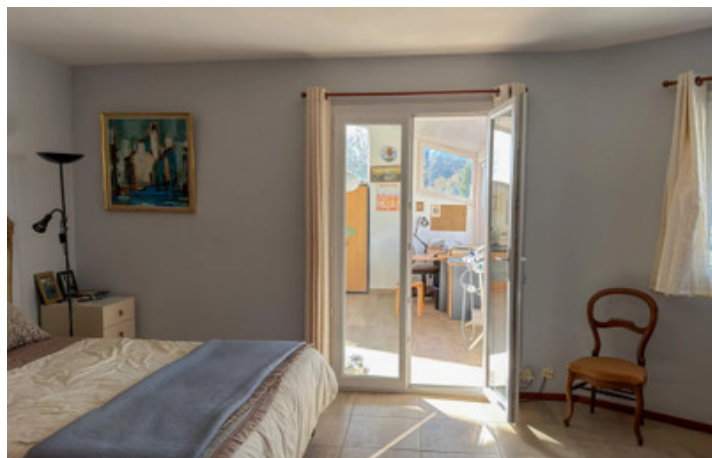
ENERGY - DPE



This characterful, well-maintained property is ideal

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

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It offers a spacious living area with a living room, dining room, fireplace, and terrace.

There are 5 bedrooms, including a master suite, 3 bathrooms, and 1 shower room.

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

LOCAL TAXES

Taxe foncière: 2816 EUR

NOTES