LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48145ATB06 Price: 1 680 000 EUR

agency fees to be paid by the seller

ST PAUL DE VENCE 7 room house, 294 m , 2,000 m plot. 5 beds, 4 baths, swimming pool, 7 parking places.







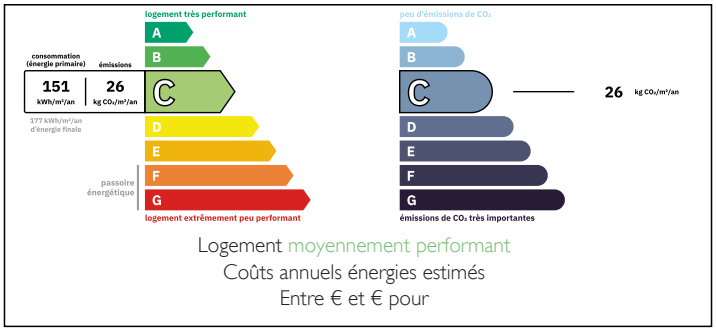








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre € et € pour

INFORMATION

Town:	Saint-Paul-de-Vence
Department:	Alpes-Maritimes
Bed:	5
Bath:	4
Floor:	294 m2
Plot Size:	2000 m2

IN BRIEF

Saint-Paul-de-Vence – Exceptional property with panoramic views, infinity pool, and wellness area

Tucked away at the end of a cul-de-sac in one of Saint-Paul-de-Vence's most peaceful areas, discover this magnificent, solidly built property (approx. 300 m²). It offers a rare living environment combining absolute tranquility, privacy, and exceptional panoramic views of the mountains and valley.

Set on landscaped grounds of approximately 2,000 m², the residence impresses with its spacious interiors and high-quality finishes.
A significant added bonus: an adjoining plot featuring a chalet is available for purchase separately, offering a wide range of possibilities (guest house, home office, rental investment, or family project).

Property highlights:
- Approx. 294 m² of living space.

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.

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LOCAL TAXES

Taxe foncière:	**1939 EUR**

NOTES

DESCRIPTION

Upon entering, you will be captivated by a vast, light-filled living area—perfect for entertaining family and friends. The functional and welcoming kitchen opens seamlessly onto the outdoor spaces.

The main level also features a spacious ground-floor master suite, offering a highly sought-after level of comfort.

Upstairs, you will find four additional bedrooms, providing ample space for a large family or comfortable guest accommodation.

On the garden level, a dedicated wellness area awaits, complete with a sauna, whirlpool bath, and Jacuzzi—perfect for relaxing in total serenity.

Outside, every detail has been designed to make the most of the surroundings:

- A stunning infinity pool, recently fully renovated.
- A summer kitchen, ideal for outdoor dining.
- Numerous fruit trees.
- A large driveway with an expansive paved area for parking multiple vehicles.
- A garden offering peace, privacy, and plenty of relaxation areas.

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