

895 000 €

**For sale villa**

**4 rooms**

**Surface : 173 m<sup>2</sup>**

**Surface of the living : 52 m<sup>2</sup>**

**Surface of the land : 996 m<sup>2</sup>**

**Features :**

pool, Bedroom on ground floor, double glazing

3 bedroom

1 bathroom

2 show ers

2 garage

1 parking

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel  
23/01/2021 - Prix T.T.C



**Villa 4191 Vence**

About 500 m from the center, high school shops, schools, ARA district, quiet, beautiful view of the sea and hills PRETTY CONTEMPORARY STYLE VILLA in absolutely immaculate condition, 173m<sup>2</sup> of living space on approximately 1000m<sup>2</sup> of flat garden Ground floor : Entrance opening onto a beautiful living room, very bright, 2 large bay windows integrating a fitted kitchen open to the American style and patio door to terrace and garden Large bedroom opening onto the swimming pool, numerous cupboards, en-suite shower room Floor: superb master bedroom of 40 m<sup>2</sup> (easily divisible into 2 bedrooms) large bay window onto panoramic terrace, en suite spa bathroom, separate wc Lower level: bedroom 3 with independent access but communicating with the house, bathroom with shower wc ensuit reversible air conditioning throughout the house 2 garages, direct access from the street + 1 private parking space Pretty garden with trees 996 m<sup>2</sup>, very large free-form swimming pool what we think: finally a truly impeccable villa! a privileged location, inexpensive 4th bedroom, rare opportunity

Fees and charges :

895 000 € fees included

