

1 199 000 €

**For sale villa**

**5 rooms**

**Surface : 204 m²**

**Surface of the living : 50 m²**

**Surface of the land : 1423 m²**

**Year of construction : 1974**

**Exposition : Sud**

**View : Panoramique**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : Exceptionnel**

**Couverture : tiles**

**Features :**

Pool, Alarme, Air conditioning, Fireplace,  
 Bedroom on ground floor, Electric shutters,  
 Automatic Watering, Automatic gate, Calm

4 bedroom

2 terraces

1 bathroom

2 show ers

3 WC

1 garage

6 parkings

1 cellar

**Legal information**

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Fees paid by the owner, no current  
 procedure, information on the risks to which  
 this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



**Villa 2408 Vence**

We fell in love with this magnificent villa, almost entirely on one level, high-end services, panoramic views, located on the first heights, two minutes from amenities. Villa of 200m square including 150m on one level with a beautiful living room kitchen area of 65m², three bedrooms two bathrooms including a master suite, on the lower floor a suite (ideal for a teenager or guests) laundry room, modified garage in workshop. The dominant position of the villa offers a panoramic view facing south, in addition you will find a very beautiful swimming pool area, a shaded terrace, a vegetable garden, a bowling green, a henhouse, numerous parking spaces.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
 Estimated annual energy between 950 and 1350 € (reference year 2021)  
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