

# Beautiful stone-built villa with lovely views to the sea

Price : € 1.650.000



**Rooms :** 8

**Views :** Sea, Garden

**Bedrooms :** 5

**Reference ID :**

**Bathrooms :** 3

**Sqft :** 290 m<sup>2</sup>

**Type :** House

This bright and spacious villa, built entirely of natural stone, has a floor area of almost 300m<sup>2</sup>. In addition, a large double garage and plenty of storage space.

On the ground floor there are three spacious bedrooms and two bathrooms, a large living room with fireplace and adjacent a functional office. The cozy kitchen and practical utility room are located on the west side of the house and border the covered outdoor terraces. The ground floor is provided with floor heating. A villa with a lot of ambiance, a must see! On the first floor 2 large rooms of 50m<sup>2</sup> together with a bathroom and separate w.c.

All rooms on the ground floor have a direct connection to the park-like garden through sliding doors, where the overflow pool is not lacking.

From the garden there is a view of the sea and the surrounding neighborhoods, because of its location on a cul-de-sac, you can enjoy plenty of privacy.

The villa is close to the historic village of Saint Paul de Vence and a few minutes away from the beautiful old village of Vence, with

its nice little restaurants. Nice airport is less than a 20-minute drive.

**Features :**

|                  |                  |                   |                      |
|------------------|------------------|-------------------|----------------------|
| Air-conditioning | Double glazing   | Electric shutters | Fireplace            |
| Sliding windows  | Window shade     | Barbecue          | Irrigation sprinkler |
| Outdoor lighting | Alarm system     | Electric gate     | Intercom             |
| Swimming pool    | Electric awnings |                   |                      |

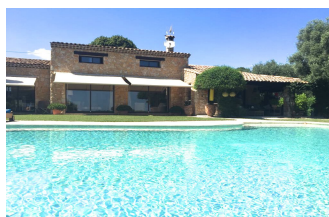
**Area`s:**

|           |                          |          |                           |
|-----------|--------------------------|----------|---------------------------|
| 5 Bedroom | 3 Shower room / Lavatory | 1 Garden | 1 Living room/dining area |
| 1 Kitchen | 1 Laundry room           | 1 Garage | 1 Terrace                 |

**Nearby:**

|                         |                      |                        |                  |
|-------------------------|----------------------|------------------------|------------------|
| Town centre (7 minutes) | Airport (15 minutes) | Ski slope (60 minutes) | Sea (20 minutes) |
| Highway (10 minutes)    |                      |                        |                  |

**Land Value Tax :** 2.728 € / year



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