

# Small city villa with terrace garden and fantastic view

Price : € 489.000



Rooms : 5  
Views : Sea, Hills

Bedrooms : 3  
Reference ID : 308

Bathrooms : 2

Sqft : 96.4 m<sup>2</sup>

Type : House

## UNDER OFFER

This gem of a undetached house is located just outside the old center of Vence with a beautiful view. Recently renovated with great taste. The original details merge perfectly with the modern living pleasure. It is almost impossible to give a clear description. It's all about atmosphere. Originally built around 1900, it has a terraced garden of approximately 550 m<sup>2</sup>, so you can enjoy the freedom and views in many places. The furnishings fit perfectly with the house and can be (partially) taken over.

## Features :

Barbecue

Double glazing

Internet

SAS astrid segaar immobilier  
57 Les Rives du Golf – 6610 RD 7 – Le Perrussier  
83520 Roquebrune-sur-Argens, France  
Carte professionnelle : 8303 2018 000 026 682

Tel. +33 (0) 49 8122065  
Port. +33 (0) 6 69 27 29 08  
astrid@azurpavillon.com  
www.azurpavillon.com

IBAN : FR76 1460 7003 8760 1217 2279 814  
BIC : CCBPFRPPMAR  
TVA intracommunautaire : FR28752484360  
SIRET : 752 484 360 00017 – SAS capital de 1000 €

Jacuzzi

Irrigation sprinkler

**Area`s:**

1 Living-room

1 Eat-in kitchen

1 Cupboard

1 Cupboard

1 Shower room / Lavatory

1 Bedroom

1 Bedroom

1 Walk-in closet

1 Storage room

1 Lavatory

1 Shower room

1 Bedroom

1 Storage room

1 Living-room

1 Garden

**Nearby:**

Doctor (800 metres)

Highway (10 km)

Movies (14 km)

Bus (150 metres)

Convention center (14 km)

Golf (10 km)

Public parking (50 metres)

Town centre (150 metres)

Beach (20 km)

Supermarket (150 metres)

Airport (20 km)

Shops (150 metres)

**Energy - Conventional consumption Class : E**

**Energy - Emissions estimate Class : F**

**Electricity : 1**

**Housing Tax : 1.434 € / year**

**Energy - Conventional consumption : 296 kWh/m<sup>2</sup>.year**

**Energy - Emissions estimate : 64 kg éqCO<sub>2</sub>/m<sup>2</sup>.year**



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