



## Villa with pool and garden ~ St Paul de Vence

For sale France

2 350 000 €

Nice villa completely privatized near the village. Unopposed, the residence on two levels and fenced by well pruned hedges, overlooks the garden and the pool. Possibility to park the cars in the basement.

Product type	Villa	Num rooms	5
Total area	270 m <sup>2</sup>	Num bedrooms	3
Living area	170 m <sup>2</sup>	Num parking	1
Terrace area	30 m <sup>2</sup>	Num cellars	1
Garden area	70 m <sup>2</sup>	District	Saint-Paul-de-Vence
View	Garden	City	Saint-Paul de Vence
Exposure	North	Country	France
Condition	Very good condition	Annual costs	300 €
Meublé	Yes		

This beautiful villa is located in a quiet area of Vence near the village. The villa can be split in two : on the ground floor is a large living room with fireplace, a kitchen with dining area, three bedrooms, a bathroom and a shower room. On the first floor, you have a large studio with a double bed, a kitchen and a bathroom. The two floors are connected by a staircase outside and inside, which allows to plug the last if you want to make the independent floors.

There is also a large garage for a few cars in the basement, a large cellar, a swimming pool and a garden of 70m<sup>2</sup>.

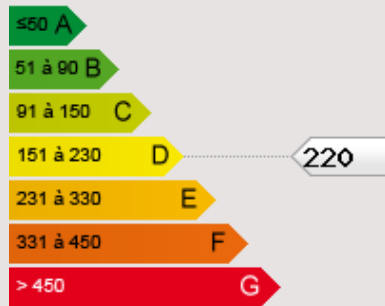




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### Consommations énergétiques



### Émissions de gaz à effet de serre

