

**1 199 000 €**

**Buying villa**

**4 rooms**

**Surface : 205 m²**

**Surface of the living : 85 m²**

**Surface of the land : 1 m²**

**Year of construction : 2018**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : new**

**Features :**

pool, fireplace, double glazing, Automatic

Watering, Laundry room, Portail

automatique, calm

3 bedroom

1 terrace

1 bathroom

2 showers

4 WC

4 parkings

**Legal information**

1 199 000 €

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 5677 Saint-Paul-de-Vence

Saint-Paul-de-Vence - Charming property with swimming pool In the idyllic and peaceful setting of Saint-Paul-de-Vence, we invite you to discover this magnificent, completely renovated 205 m² villa. Nestled in a quiet residential area, this property offers a haven of peace and comfort, combining modernity and Provençal charm. As soon as you enter, you will be greeted by reception areas bathed in exceptional natural light thanks to its large modern bay windows. The living room, decorated with a fireplace, creates a warm and friendly atmosphere, ideal for winter evenings. The American kitchen, fitted and fully equipped, opens onto the living room, allowing you to enjoy an open and functional space for meals with family or friends. This villa consists of two bedrooms on the ground floor, with a shower room and WC. Upstairs, the master suite is a true sanctuary with its luxurious bathroom and spacious dressing room. The charm of this property...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1158 and 1566 € (reference year 2021)  
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