

# B

## LUXURY BY BLUE

INTERNATIONAL REALTY

Villa with panoramic view for sale in Saint-Paul-de-Vence – Peaceful setting, nature, and potential



**Saint-Paul-de-Vence - 1 370 000 €**

Ref. 85963155

Discover this bright villa for sale in Saint-Paul-de-Vence, nestled in a green and peaceful setting, offering stunning unobstructed views of the surrounding nature. Located in one of the most sought-after villages on the French Riviera, this property combines charm, comfort, and great potential.

The main house offers two bedrooms with bathrooms and toilets, as well as a spacious master suite of around 35 m<sup>2</sup>, currently set up as an independent apartment with a large private terrace and separate entrance.

An elegant staircase leads to a bright, open living space, which includes a living room with a fireplace and an open kitchen. This welcoming space opens onto a large terrace that wraps around the villa, perfect for relaxing outdoors and dining al fresco.

On the garden level, there is a versatile space of approximately 74 m<sup>2</sup>, currently used as a workshop, offering numerous possibilities for conversion: a gym, studio, professional space, or additional living accommodation.

Other practical advantages include:

- Utility room, laundry room, and large cellar for storage
- Independent caretaker's house of around 45 m<sup>2</sup>
- Several parking spaces

Outside, enjoy a beautiful south-facing pool, surrounded by landscaped gardens with fruit trees, Mediterranean plants, and a petanque court for social moments.



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This villa in Saint-Paul-de-Vence is ideal as a primary residence, second home, or rental investment. Its tranquility, thoughtful layout, and natural surroundings make it a rare property on the market.

Surface habitable : 312 m<sup>2</sup>      Chambres : 3

Surface terrain : 1530.00 m<sup>2</sup>

Exposition : South, South-east Pièces : 7

✓Piscine

Taxe foncière : 2 483 €

Les honoraires sont inclus à la charge du vendeur

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