



AGENCE des BAOUS

LE SOLEIL, LA MER, LA VIGNE ET L'OLIVIER

AGENCE DE LA GAUDE

04 93 59 00 00

www.agencedesbaous.com

3 agences La Gaud, Vence & St-Jeannet

655 000 €

For sale house

6 rooms

Surface : 191 m²

Surface of the living : 37 m²

Surface of the land : 3242 m²

Year of construction : 1987

Exposition : Sud est

View : Mer

Hot water : Electrique

Inner condition : A rafraîchir

External condition : A rafraichir

Features :

air conditioning, residential, fireplace,
double glazing, calm, deep terrace

3 bedroom

2 terraces

3 showers

3 WC

1 garage

6 parkings

1 cellar

Legal information

655 000 €

Fees paid by the owner, no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



House 2251 Vence

Located in a sought-after neighborhood of Vence, this charming detached house with its unobstructed view is sure to captivate you. Bright and facing Southeast, it offers 191m² of living space spread over two levels. Built in 1987, it requires some updating to fully reveal its potential. The main floor features a bright living room of 34m² with a wood stove and air conditioning, a 21m² mezzanine open to the living area, a 13m² equipped open kitchen, and three bedrooms, including a master suite combining comfort and practicality with its walk-in closet and adjacent bathroom. Accessible via an exterior staircase, the lower level includes an entrance with storage space, a generous 48m² living area with an open kitchen, a comfortable bedroom, and a bathroom. The property also includes a garage, providing secure parking space. Two large terraces, perfect for enjoying meals outdoors, offer stunning views of the sea and surrounding nature. The 3,242m² plot...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1800 and 2500 € (reference year 2023)
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Carte professionnelle n°5653T Préfecture des Alpes Maritimes - RCS B 445 168 404 à Grasse - Document non contractuel