



## Villa in Vence,

06140, Vence, Alpes-Maritimes, Provence-Alpes-Côte D'azur

\* Available \* 5 Beds \* 277m2

Sale - Villa Vence (Sainte-Colombe)

# €2,200,000

Ref: 13790

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**French Entrée** 



## Property Description

Located in a dominant position and in a calm residential area and enjoying a superb view of surrounding hills and mountains.

This modern and sunny property of approximately 300 m2 brings all the comfort that one can wish for, thanks to its reversible air conditioning and underfloor heating by the heat pump.

The villa is nestled in the middle of a beautifully landscaped garden planted with olive, fruit, and citrus trees.

It offers a large living and dining room opening onto the fully equipped kitchen and the garden. It has a total of 5 en-suite bedrooms and five shower rooms.

The master bedroom opens onto a solarium, enjoying a panoramic view of the surrounding mountains and hills as well as the garden.

A separate guest studio with a kitchen is located just a few steps away from the pool.

The property also offers a games room, a wine cellar, a petanque court, and two carports. Ref 13790

In regards to energy consumption, it is important to specify that the villa is equipped with three heating devices: a heat pump for underfloor heating, reversible air conditioning, and an oil-fired boiler also for underfloor heating. The energy diagnosis is only based on this last heating device.

The average energy expenditure in 2015 is between x ? and x ? per year.

Agency fees are at the expense of the seller.

Information on the risks to which this property is exposed is available on the GeoHazards website

<http://www.georisques.gouv.fr>

