



## 6 BEDROOM HOUSE FOR SALE IN SAINT-PAUL-DE-VECE

Price **€2,500,000**

REF: 2681222

### PROPERTY FEATURES



Ref. 102022-001 This modern villa is of exceptional quality and located in a very quiet residential neighbourhood within walking distance of the Foundation Maeght in St Paul de Vence.

It comprises a total of 392m<sup>2</sup> of living space divided into three levels, with 6 bedrooms and 5 bathrooms in total:

On arriving in the entrance hall on the ground floor one has open access to the spacious living area with a fireplace, office space, a dining area and fitted kitchen. Each of these areas have pocket doors and have direct access to covered and uncovered terraces and a mostly flat garden. There is a salt water, heated swimming pool of 11m x 4m.

On this level there is also a bedroom with an ensuite bathroom and dressing room, and a separate TV room.

The Master bedroom with ensuite bathroom and two balconies is on the upper level, along with two other bedrooms and a bathroom. From this level there are pleasant open views of the countryside, and even a glimpse of the sea.

The basement level has been transformed to include an apartment of 110m<sup>2</sup> with two bedrooms, each with an ensuite bathroom. Attached to the generous living area, preparation has been made and plumbing is in place for an open plan kitchen, ready for the new owners to install according to their wishes (or they may equally choose not to). The apartment has a separate entrance but is also accessed by a staircase from the ground floor.

Also, on the basement level is a wellness area with a jacuzzi and sauna, and a large room which can be a gym, cinema, playroom or extra office space, depending

on the needs of the new owners and their preferences.

The floors are stone with underfloor heating, and there is an alarm system, an irrigation system for the garden, centralised command for shutters throughout the house, air-conditioning in the bedrooms, and outdoor lights; just some of the features of this ten-year-old quality construction.

There is a garage for 2 cars and spacious outside parking for several more cars.

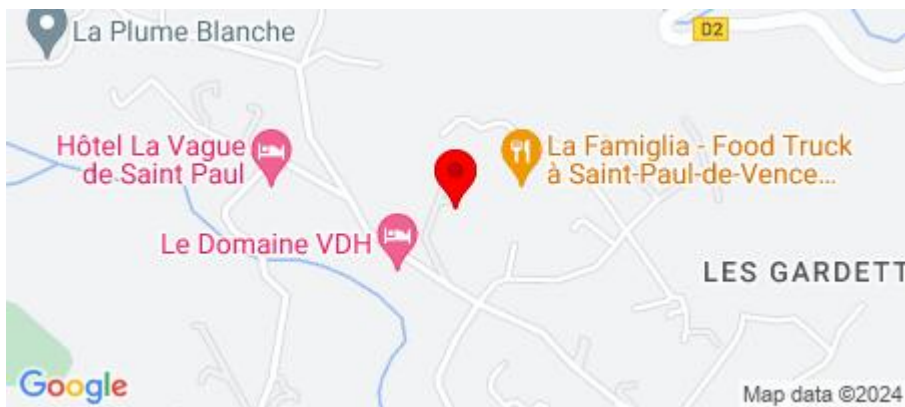
A final point of interest to some; it is possible to install a lift to service all three levels.

## PROPERTY PHOTOS



## LOCATION





**No Media available**

**No Floorplans available**