

# Unique large city villa in the centre of Vence ( 4 floors) with a lift

Price : € 2.450.000



**Rooms :** 10      **Bedrooms :** 5      **Bathrooms :** 5      **Sqft :** 323.75 m<sup>2</sup>      **Type :** House  
**Views :** Village, Garden      **Land Area :** 602m<sup>2</sup>      **Reference ID :** 2401 / 564

Unique large city villa in the centre of Vence ( 4 floors) with a lift, designed in the Niçoise style with elements of the "Belle Époque",

with swimming pool (7m) + Jacuzzi in the beautiful and lovely enclosed garden.

Built around 1930 by architect Sylvain Furet, known for this specific style, the villa underwent an extensive renovation in 2011/2012 with the collaboration of international interior designer/architect Piet Boon from Amsterdam, the Netherlands.

The villa has a central kitchen, natural tones with white walls, high pivot doors, oak parquet floors, spot lighting, high ceilings, niches for artworks and spacious corridors. During the renovation, all water and electricity pipes were replaced and floors, ceilings and walls were insulated. The roof was renewed and insulated, and two new chimney flues were added for a possible fireplace in the bedroom.

The villa stands on a 600 m2 plot with a south-facing garden with a swimming pool, a Jacuzzi and a hardwood terrace with natural shade from old lime and magnolia trees. There is ample parking for several cars.

The villa has amenities such as a wine cellar, a hamman, a studio with a separate entrance, a 3-person lift serving the 4 floors and a spacious terrace on the 1st floor overlooking Vence's rock/mountain Baous Blanc with the beautiful Chateau Saint Martin.

With about 360 m2 of living space, the layout of the villa comprises: - - Basement: studio with separate entrance, bathroom, wine cellar, technical room, Hamman, laundry room and lift.

- Ground floor: main entrance, hall, toilet, music/work room, luxury kitchen, living room, fireplace, dining area, lift and original oak

staircase.

- 1st floor: entrance hall, office, terrace, bedroom with dressing room, bathroom and balcony.
  - 2nd floor: TV room, three bedrooms, each with shower, toilet and washbasin, where the roof construction has been made visible.
- The villa offers a luxury living experience with a harmonious blend of modern conveniences and classic design elements, tailored for comfort and style in a historic setting in the heart of Vence.

**Features :**

Air-conditioning	Fireplace	Double glazing	
Jacuzzi	Connected thermostat		Outdoor lighting
Fire alarm system	Lift	Optical fiber	Alarm system
Intercom	Electric gate	Videophone	Swimming pool
Sauna	Spa		

**Area`s:**

1 Land	1 Balcony	1 Studio	1 Bathroom
1 Corridor	1 Other	1 Hammam	1 Lavatory
1 Laundry room	1 Cupboard	1 Entrance	1 Lavatory
1 Study	1 Kitchen	1 Living room/dining area	1 Landing
1 Bedroom	1 Bathroom	1 Study	1 Terrace
1 Landing	3 Bedroom	3 Shower room	

**Nearby:**

Airport (25 minutes)	Highway (15 minutes)	Bus	Town centre (5 metres)
Movies	Shops	Day care	Primary school
Secondary school	Hospital/clinic	Doctor	Sea (20 minutes)
Public parking (5 metres)	Ski slope (90 minutes)	Beach (20 minutes)	On main road
Sport center (5 minutes)	Supermarket	Taxi	Tennis (10 minutes)

**Energy - Conventional consumption Class : C**

**Energy - Emissions estimate Class : A**

**Electricity : 1**

**Land Value Tax : 2.877 € / year**

**Energy - Conventional consumption : 101 kWh/m².year**

**Energy - Emissions estimate : 3 kg éqCO2/m².year**



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