

**Ref: FRPS051 - Family home in VENCE**

**Town: Vence**



**Price** 1,260,000  
**Land Size** 1407 m<sup>2</sup>  
**Bathrooms / Shower Rooms** 4

**Living Space** 238 m<sup>2</sup>  
**Number of Bedrooms** 4

### Property Description

THIS PROPERTY IS OWNED BY A LUXEMBOURG SCI SO WOULD MAKE A VERY ADVANTAGEOUS PURCHASE FOR SOMEONE FROM BENELUX, UK, SWITZERLAND OR SCANDINAVIA, WITH FINANCIAL AND FISCAL SAVINGS.

Villa La Clairière is located in Vence, a medieval town in the country area behind Nice, Côte d'Azur. Easily accessible from Nice airport in about 20 - 30 mins. It is located in the best and quiet residential area, 10 mins walking distance to Vence city center and shops.

THE PRICE INCLUDES ALL FURNITURE, FIXTURES AND FITTINGS.

From the villa, splendid views of the Col de Vence woods and the sea (Baie des Anges, cap d'Antibes). The house faces south/west. It has an electrically operated gate with facility for 3 - 4 visitors' cars plus garage with remote control door.

The Provencal style villa is on two levels and consists of entrance hall, guest WC, fully equipped kitchen (including American fridge), large L-shaped salon with fireplace, dining area, opening to a large terrace extending over the entire length of the house. 2 main double bedrooms, 1 bathroom, 1 shower-room.

Additionally there is a separate apartment with own entrance, consisting of American-style equipped kitchinette, salon, double bedroom, shower-room and WC. Also a studio with shower-room.

Maintained in excellent condition throughout.

The villa is currently equipped with terrestrial (TNT) and satellite television, electrically controlled shutters, central heating, wine cellar, laundry-room, overflow-style swimming pool (11 x 5.5 m), beautiful flower-filled spacious garden with olive and citrus trees, lavender, jasmine, mimosa, palms, etc. A large cedar tree of Lebanon overlooks the garden. The sun awnings are programmable to close and open with the sun, keeping the house at a pleasant temperature. There are telephone and TV connections throughout.

Both the garden and pool can be illuminated at night. The pool is surrounded by lawns and a covered open space.

A delightful and comfortable home which is very welcoming and which is in the best residential area of Vence.

### Property Features

**Fireplace**                      **Satellite TV**                      **Entry phone**                      **Swimming pool**                      **Electric gate**  
**Electric Sun awning**                      **Electric security shutters**

### Extra Photos

