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## Luxury House for sale in the sought-after area of Vence

Vence , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



# €1,200,000

inc. of agency fees

3 Beds   2 Baths   265 sqm   0.27 ha

Property of 265 m2 comprising a main villa on 2 levels and itself comprising: Living room with fireplace, kitchen with dining area, hallway with cupboard, 2 bedrooms with cupboard, bathroom WC, living...

### At a Glance

<b>Reference</b>	MFH-VND04161	<b>Near to</b>	Vence	<b>Price</b>	€1,200,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	265 sqm
<b>Land</b>	0.27 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Property of 265 m2 comprising a main villa on 2 levels and itself comprising: Living room with fireplace, kitchen with dining area, hallway with cupboard, 2 bedrooms with cupboard, bathroom WC, living room with fireplace, large suite with fireplace, cupboard and bathroom, shower and WC, double office with shower room WC. Two 2-room apartments of approximately 35 m2 each and a garage. Garden of 2,740 m2 with

swimming pool, South/East exposure, panoramic sea view . The property? is in full? in the red zone and large cracks cross all the constructions. The pool has also moved and is no longer there. level. A lot of structural work is therefore necessary and a total re?fection of the property? is it? to expect. No extension is possible due to the red zone. Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€1,200,000

## Key Information

Internal Area:	265 sqm
Land Area:	0.27 ha

## Location: Provence-Alpes-Cote-d'Azur



## Gallery





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or email us at **bonjour@my-french-house.com**.

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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