



550 000 €

Buying house

6 rooms

Surface : 124 m<sup>2</sup>

Surface of the living : 17 m<sup>2</sup>

Surface of the land : 2591 m<sup>2</sup>

Year of construction : avant 1997

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B



## House 2023-04 Vence

House built according to the rules of the art, very healthy and clean, to bring up to date. It now consists of 2 apartments that can be combined: a T3 crossing on the ground floor of 73 m<sup>2</sup> with living room and fireplace, separate kitchen, 2 bedrooms, 1 bathroom and a WC, with air conditioning and double glazing. ; and a one-bedroom apartment on the ground floor of around 52 m<sup>2</sup>, with living room, separate kitchen, 1 bedroom, 1 shower room, separate WC, air conditioning. Possibility of making a single dwelling of approximately 125 m<sup>2</sup>, all on a plot of approximately 2591 m<sup>2</sup> fully enclosed with fruit trees, olive trees, and possibility of installing a swimming pool. At the bottom of the land a magnificent stone shed. In addition you will find a closed garage, a cellar, a garden shed, attics, and have the possibility of parking several vehicles there. Facing the villa South/West in a quiet area, 5 minutes from downtown Vence by car.

### Legal information

550 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://georisques.gouv.fr)

Document non contractuel

17/09/2024 - Prix T.T.C

