



## SAINT PAUL DE VENCE APARTMENT FOR SALE



Lamptons International, the real estate agency based in Saint Paul de Vence on the french Riviera is pleased to offer this unique apartment of 115m<sup>2</sup>, situated within a small, gated, private Domaine set within grounds of 16,000m<sup>2</sup>, and only 5 minutes by car from the famous walled medieval village of St Paul de Vence, with its art, shops, and restaurants and the world famous Maeght Foundation. It benefits from great views of the Cote d'Azur as far as the Cap d'Antibes and the Esterel, and the Domaine looks out across the valley onto the village of Saint Paul de Vence from its raised prominent position. The Domaine, thought to have been originally built in the 1930's, has had various uses during its existence: prestige hotel, para-psychological centre, corporate training centre, and latterly residential. The apartment itself was completely renovated in 2006, and the redesign brought 2 lots together to form a 3 bedroom property. The terrace is reached via French doors from both the entrance hall and the master bedroom, and the refurbished cellar has a separate wine store. As well as the substantial grounds, the Domaine boasts a large south facing swimming pool and a generous parking area, and the international airport of Nice Cote d'Azur is only 20 minutes away. Detailed Description : Floors: 1, Living space (Carrez law): 114.52m<sup>2</sup>, Terrace: 20m<sup>2</sup>, View: sea and village, Exposition south west, Parking space: 1, Ancillary areas : Cellar: 15m<sup>2</sup>, Wine store: 3m<sup>2</sup>, Other: 3m<sup>2</sup> Large reception area, dining room and main kitchen of more than 55 m<sup>2</sup>. Bedrooms: 3 (one with en suite shower room). Modern well equipped fitted kitchen, secondary kitchen and utility room Bathrooms/shower rooms with toilets : 3. Swimming Pool: complies with current safety legislation Heating : Reversible air conditioning Year of construction: 1930-1950

- Ref. code: p-Fr-00015-7
- Price: € 645.000
- Type: Apartments



