

## Authentic Provençal Villa with Timeless Views Vence, Côte d'Azur

Only minutes from the historic center of Vence and the iconic Saint-Paul-de-Vence, this elegant **Provençal villa** is tucked away in a peaceful, green setting with **breathtaking views** of the surrounding hills and village skyline.

Set on a **generous and private plot**, the property offers rare potential as both a **primary residence or vacation retreat**, with an exceptional outdoor lifestyle that includes a swimming pool, pétanque court, and multiple terraces to soak in the Riviera sun.

### Key Features

- Approx. 180 m<sup>2</sup> of interior space
- 6 bedrooms across 3 levels
- Large living area with ample light and volume
- Full privacy with no overlooking neighbors
- 5x10m swimming pool (chlorine filtration)
- Pétanque court & Mediterranean garden
- South-west exposure for ideal sunlight
- Basement with potential for cinema, gym, or studio



### Layout Details

- **Main Level:** Spacious living area, kitchen, 3 bedrooms (including one small), 2 bathrooms
- **Upper Floor:** 2 bedrooms, a smaller room (ideal for child or office), and a walk-in dressing
- **Lower Level:** Garden-level bedroom with direct access to pool
- **Basement:** Convertible open space

### Renovation Potential

The villa, built in **1976 by the current owner's family**, is structurally sound and full of character. While **some modern updates are needed** (bathrooms, interior finish), the home is fully habitable and functional as-is. A renovation would unlock its full value and style potential.

### Location Benefits

- Just minutes from **Vence's old town** and the iconic **Saint-Paul-de-Vence**
- Peaceful residential neighborhood with **zero noise pollution**
- Quick access to restaurants, markets, galleries, and Nice Côte d'Azur Airport

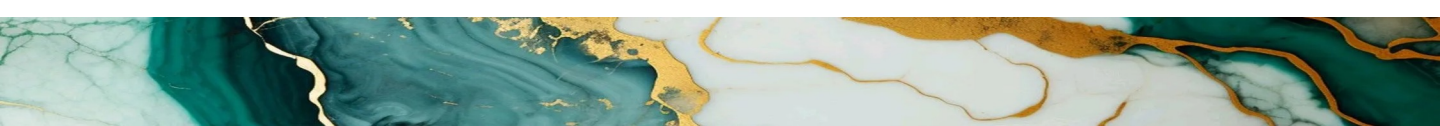
**6 Bedrooms • 3 Bathrooms • Approx. 180 m<sup>2</sup> • Plot: 1,755 m<sup>2</sup> • Pool • Parking area**

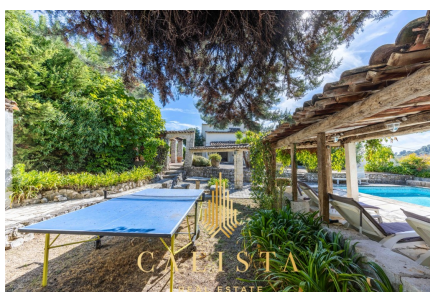


[Click here for the video](#)



[Click here for the Virtual Tour](#)





CALISTA  
REAL ESTATE



[www.calista.realestate](http://www.calista.realestate)  
[info@calista.realestate](mailto:info@calista.realestate)  
+33 4 85 62 08 00

All measurements, areas and distances are approximate. The information and plans contained herein are believed to be correct, however, their accuracy is not guaranteed. The photographs show only certain parts of the property at the time they were taken.

Calista Real Estate SAS, 45 Bd de la Croisette, 06400 Cannes, France  
No TVA FR 27922024484 - Capital : 2000 € - No RCS 922 024 484  
[info@calista.realestate](mailto:info@calista.realestate) | +33 4 85 62 08 00

