

**Price on request**

**Buying villa**

**6 rooms**

**Surface : 162 m²**

**Surface of the living : 56 m²**

**Surface of the land : 875 m²**

**Year of construction : 1955**

**Exposition : Sud**

**View : Mer**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Couverture : Tuiles**

**Features :**

Piscine au sel, Climatisation encastrée,  
Dressing, Poêle à bois, double glazing,  
Arrosage automatique, Laundry room,  
calm

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 garage

1 parking

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

13/12/2025 - Prix T.T.C



### Villa 2913 Vence

**VENCE Quartier L&#39;ARA - SEA VIEW - AIR CONDITIONING - CLOSE TO SHOPS - SWIMMING POOL - 2 GARAGES** Beautiful detached villa, quiet, in perfect condition and very well maintained, located in the heart of the Vence L&#39;Ara district, plot of 875m² facing south, with a breathtaking dominant view of the sea. Very beautiful living room of 56m² with built-in air conditioning, superb modern wood stove, opening onto a large deep terrace with magnificent sea view and access to the swimming pool, treated with salt. Fully equipped kitchen. Guest toilet with shower. Upstairs, 4 bedrooms with access to the terrace and garden, bathroom, dressing room, laundry room and storeroom with direct access to the outside (ideal for shopping!) Built-in air conditioning, heat pump heating, double glazing, shutters in perfect condition, automatic watering system, 2 large electrified terrace blinds. Sewerage system. 2 closed garages. Very good opportunity in the sector, see it quickly! VENCE L&#39;ARA is a picturesque residential area of the town of Vence, located on the French Riviera. This neighborhood boasts a rich historical past, renowned for its peaceful, green atmosphere and panoramic views of the sea. This neighborhood is also home to schools and public services, making it an ideal



**RIVIERA BAY - 4 Bd de la Corne d'Or (Moyenne Corniche) - 06230 Villefranche-sur-Mer**

***Parking Gratuit devant l'agence / Free Parking Lots available***

**Tél. +33 (0)4 93 04 22 12 - [contact@riviera-bay.com](mailto:contact@riviera-bay.com) - [www.riviera-bay.com](http://www.riviera-bay.com)**

RCS Nice B 491 891 594 - Document non contractuel - Barème de prix sur notre site internet