COLDWELL BANKER
EUROPA REALTY

House La Colle-sur-Loup 155 m²



SALE PRICE : 1 050 000 €

EMAIL : ARTREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

777 Route de la Colle
France, 06570, Saint-Paul-de-Vence

PHONE : +33489973340
artrealty@coldwellbanker.fr

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DESCRIPTION

Surrounded by dense Mediterranean greenery with no overlooking neighbours, this 155 sqm villa enjoys a quiet, residential setting just minutes from the town centre. The 1,010 sqm plot reinforces this sense of privacy, with open views over the surrounding hills.
The living room opens widely onto a covered area extended by a summer kitchen fitted with a barbecue — designed for outdoor dining much of the year. Inside, the main kitchen is spacious and separate, adjoining a laundry room. The two ground-floor bedrooms, both spacious, each have a private bathroom and WC. The third bedroom is located on the upper level.
The garden features an infinity pool, surrounded by natural stone paving, along with a column-supported pergola. Rooftop solar panels. A large garage rounds out the villa's amenities.
An already appealing setting that, with a few improvements, will reveal its full potential.
155 sqm — 1,010 sqm plot — La Colle-sur-Loup

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FEATURES

Property type:	House	Area:	155.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	3 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 169

Greenhouse gas emissions (GHG) index: D 36

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