COLDWELL BANKER
EUROPA REALTY

House La Colle-sur-Loup 192 m²



SALE PRICE : 1 550 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

Charming single-storey villa of approximately 190 m², offering panoramic views over the village and surrounding area, within walking distance of the village and restaurants, and only 15 minutes from the sea and the airport.
The property comprises an entrance hall, a spacious living room, a kitchen that can be open-plan or closed, as well as three bedrooms. It also features a bathroom, two shower rooms, a laundry room, ample storage space, and separate toilets.
The entire property opens onto a vast terrace of approximately 275 m², ideal for fully enjoying the outdoor spaces and the Côte d'Azur climate.
Set on a pleasant flat plot, the villa benefits from a swimming pool, a summer kitchen with sanitary facilities, and numerous areas dedicated to relaxation and entertaining.
In terms of parking, the property includes an attached garage, a separate quadruple garage that can be converted into a guest house, as well as several parking spaces, allowing up to 6 vehicles.
Functional and bright villa, ideal as both a primary or secondary residence, and very practical as everything is on one level.
Property tax: €2,804
Fees payable by the seller
Information on the risks to which this property is exposed is available on the website: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	192.0 m²	Property tax:	€2.00
Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 96

Greenhouse gas emissions (GHG) index: A 3

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