COLDWELL BANKER
EUROPA REALTY

House La Colle-sur-Loup 175 m²



SALE PRICE : 1 495 000 €

EMAIL : ARTREALTY@COLDWELLBANKER.FR

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

PHONE : +33489973340
artrealty@coldwellbanker.fr

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DESCRIPTION

Ideally located just moments from the charming village of La Colle-sur-Loup and in close proximity to the iconic Saint-Paul-de-Vence, this elegant villa enjoys a privileged setting that combines absolute tranquillity with excellent accessibility. Just 15 minutes from Nice International Airport and within easy reach of the Côte d'Azur's most celebrated destinations, it offers a refined and sought-after lifestyle.

The living areas — lounge, dining room, and kitchen — open generously onto the outdoors through expansive picture windows, bathing the interiors in natural light and framing breathtaking views over the verdant valley, the medieval village of Saint-Paul-de-Vence, and, in the distance, the shimmering expanse of the Mediterranean Sea. A vast panoramic terrace extends seamlessly from the living spaces, providing the perfect backdrop for appreciating every moment in postcard-worthy surroundings.

Arranged over two levels, the villa offers three bedrooms and three shower rooms, each thoughtfully designed to ensure comfort, privacy, and a serene way of life. The lower level houses the third bedroom along with a versatile space that could easily be converted into a self-contained apartment or a fourth bedroom, according to your preferences and requirements.

The beautifully landscaped garden of 1,850 m² is a true haven of greenery, planted with Mediterranean species and fruit trees, and dotted with peaceful corners for rest and relaxation. A second terrace, situated beside the pool, invites conviviality with its fully equipped summer kitchen, including a traditional pizza oven — perfect for entertaining in style.

The heated swimming pool, complete with integrated cover, extends the pleasures of outdoor living across the seasons, offering a sublime setting to enjoy the region's exceptional climate.

A secure garage, carport and several additional parking spaces complete this outstanding property.

This is a rare opportunity to embrace the elegance and gentle way of life of the French Riviera, where preserved nature, cultural heritage, and convenience come together in perfect harmony.
A truly exceptional offering.

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FEATURES

Property type:	House	Area:	175.0 m²	Property tax:	€2.00
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 162

Greenhouse gas emissions (GHG) index: C 28

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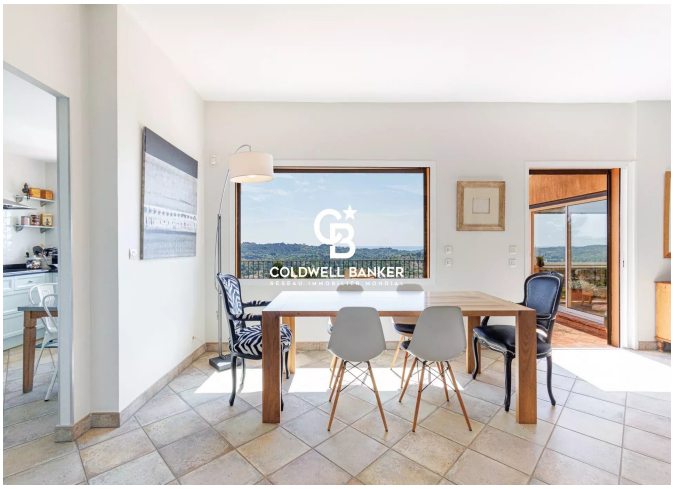





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