COLDWELL BANKER
EUROPA REALTY

House La Colle-sur-Loup 188 m²



SALE PRICE : 898 000 €

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777 Route de la Colle
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PHONE : +33489973340
artrealty@coldwellbanker.fr

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DESCRIPTION

Nestled in the highly sought-after residential neighborhood of Montfort in La Colle-sur-Loup, this detached Provençal-style villa will charm you with its peaceful atmosphere, generous proportions, and high-quality features.

Built in 1993 on a beautifully landscaped 880 m² plot, the property offers 188 m² of living space across two levels, along with a spacious 155 m² basement accessible from both inside and outside the house.

The ground floor opens onto a majestic 54 m² living room, bathed in natural light, featuring a cathedral ceiling soaring to 5 meters and exposed wooden beams. An elegant stone fireplace adds a warm, authentic touch.
The separate, fully equipped kitchen combines functionality with Provençal charm.
This level also includes a spacious master suite with a bathroom, an office with a shower room — easily convertible into an independent studio — and a guest WC.

Upstairs, a mezzanine overlooks the living area and leads to three comfortable bedrooms, two of which have their own en-suite shower rooms.

Outside, a large west-facing covered terrace extends the living space and overlooks a beautiful swimming pool, surrounded by a friendly barbecue area — the perfect spot to enjoy long summer evenings.

The 155 m² convertible basement is a true asset. It includes a garage for several vehicles, a laundry room, a pantry, a workshop, and extensive storage space. This level offers numerous possibilities: home cinema, gym, billiards room, or wellness area.

Additional features: parking for multiple vehicles, electric gate, alarm system, and a secure environment.

Ideally located close to shops, schools, and amenities, while being just minutes from Saint-Paul-de-Vence and the beaches of the French Riviera.

A rare property that perfectly combines authenticity and comfort — not to be missed.

Agency fees included, payable by the seller

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FEATURES

Property type:	House	Area:	188.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 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 114

Greenhouse gas emissions (GHG) index: C 24

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