COLDWELL BANKER
EUROPA REALTY

House La Colle-sur-Loup 405 m²



SALE PRICE : 3 490 000 €

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

In the heart of one of the most residential areas of La Colle sur Loup, close to the village, a beautiful Provencal property in perfect condition with 405m2 of living space set in 7300m2 of wooded grounds.

A leafy driveway leads to the property, which enjoys absolute peace and quiet and total privacy, all in a natural, verdant setting.

This Provençal-style villa will seduce you with its generous volumes, including a 120m2 living room opening onto the garden, a beautiful 13x7 infinity pool with pool house, and a huge basement currently converted into a 250m2 sports area.

The entrance hall leads to the independent kitchen with its back office for convenient storage, and the living room, which also leads to 2 bedrooms and a full bathroom.

Upstairs are 2 bedrooms with en-suite shower rooms. The master suite with full bathroom, dressing room and terrace.

On the outside, there's plenty of parking space.

The basement includes a sports room, wine cellar, vault and an unused garage for 3 vehicles.

A haven of peace that opens its doors to you!

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FEATURES

Property type:	House	Area:	405.0 m²	Number of rooms:	8 rooms
Number of bedrooms:	5 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): B 78

Greenhouse gas emissions (GHG) index: A 2

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