COLDWELL BANKER
EUROPA REALTY

House Saint-Laurent-du-Var 368 m²



SALE PRICE : 1 580 000 €

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

Renovated 368 m² villa with a swimming pool and self-contained accommodation in Saint-Laurent-du-Var.
Set in the hills above Saint-Laurent-du-Var, this spacious villa opens onto expansive terraces with panoramic views and glimpses of the sea.
Renovated in 2022 and set within 2,020 m² of grounds, this 11-room property offers 8 bedrooms and 6 bathrooms, including a 72 m² self-contained living area. Its layout is ideal for a large family or for welcoming guests while maintaining everyone's privacy.
The entrance level features four bedrooms, two with en-suite bathrooms, providing comfortable accommodation for family and guests.
LIVING SPACES OPENING ONTO THE TERRACES
On the second level, the spacious living and dining room flows into a contemporary open-plan kitchen fitted with Bosch appliances. A cinema room and library, together with a billiards room, create a warm atmosphere with an English-inspired style.
This level opens onto a large east-facing terrace with panoramic views and glimpses of the sea.
Two bedrooms, including a generous principal suite, each have an en-suite bathroom and direct access to the terrace.
A large utility room with a shower and washbasin completes this level.
72 M² OF SELF-CONTAINED ACCOMMODATION
On the third level, this accommodation comprises two bedrooms, one with an en-suite bathroom, and a modern kitchen opening onto a comfortable living room. It has direct access to a second large terrace, enjoying panoramic views and overlooking the pool below.
An ideal space for hosting family and friends or creating a spacious, separate home office
OUTDOOR SPACES DESIGNED FOR OPEN-AIR LIVING
Below the villa, the 10 × 4 m swimming pool and surrounding relaxation area offer an inviting setting for enjoying sunny days. There is also space to install an outdoor kitchen.
Two large garages, an adjoining workshop and an outdoor storage building of over 30 m² complete the property. Parking is available for approximately five vehicles.
COMFORT AND LOCATION. Built in 1990 and renovated in 2022, the villa features Toshiba air conditioning with heating and cooling in all bedrooms and living rooms.
Energy efficiency rating: B • Greenhouse gas emissions rating: A.
Approximately 10 minutes by car from Nice Airport, CAP3000 shopping centre and motorway connections, and 20 minutes from central Nice, depending on traffic.
Contact me to arrange a viewing and discover this villa's generous proportions, spacious terraces and self-contained accommodation.

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FEATURES

Property type:	House	Area:	368.0 m²	Property tax:	€1.00
Number of rooms:	10 rooms	Number of bedrooms:	7 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 65

Greenhouse gas emissions (GHG) index: A 2

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