

Maison La Colle-sur-Loup 170 m²



PRIX DE VENTE : 1 297 000 €

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DESCRIPTION

Located in the charming commune of La Colle-sur-Loup, in a peaceful setting yet close to all amenities, this modern villa—immaculately presented—enjoys breathtaking panoramic views over the surrounding hills, in absolute tranquillity.

With approximately 170 m² of living space and 1400sqm for the garden, the villa is predominantly laid out on one level, as is the largely flat plot, ensuring optimal comfort for daily living. The beautifully arranged outdoor areas include expansive terraces, a pétanque court, a heated swimming pool, and a summer kitchen—all designed for effortless relaxation with minimal garden maintenance.

The ground floor features a welcoming entrance that leads into a spacious, light-filled living room, opening onto the terrace via large sliding glass doors. This flows seamlessly into the dining area and fully equipped kitchen, creating a bright and convivial living space. The master suite boasts a complete private bathroom, while a second bedroom opposite has its own shower room. A third bedroom, which can function independently, also benefits from a full en-suite shower room.

The upper floor, recently renovated, houses a generously sized bedroom with stunning views over the Colle-sur-Loup hills. Notably, a building permit—fully approved and free from all appeals—has been granted for an additional 59 m² of living space.

For parking, the property offers a carport for two vehicles along with ample exterior parkings.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	170.0 m ²	Taxe foncière :	€1.00
NB de pièces :	6 rooms	NB de chambres :	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 57

Indice d'émission de gaz à effet de serre (GES) : A 6



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