

Maison La Colle-sur-Loup 175 m²



PRIX DE VENTE : 1 595 000 €

EMAIL : ARTREALTY@COLDWELLBANKER.FR

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.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	175.0 m ²	Taxe foncière :	€2.00
NB de pièces :	5 rooms	NB de chambres :	3 bedrooms		

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

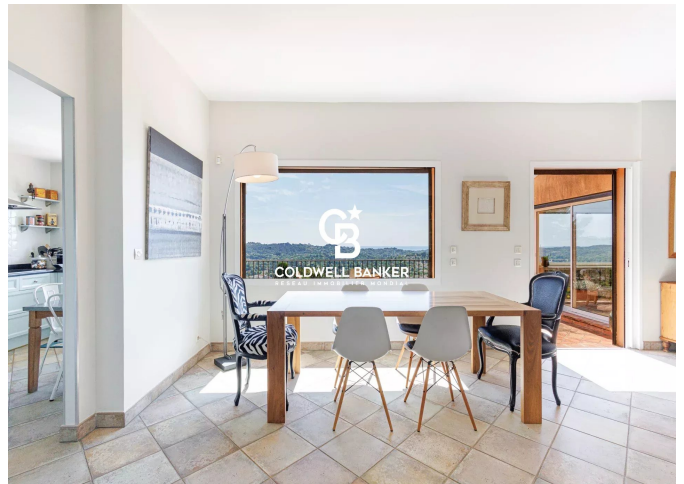
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 162

Indice d'émission de gaz à effet de serre (GES) : C 28



COLDWELL BANKER
EUROPA REALTY



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



TÉL : +33489973340
artrealty@coldwellbanker.fr