

Maison La Colle-sur-Loup 188 m²



PRIX DE VENTE : 1 690 000 €

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DESCRIPTION

Located within walking distance of the village of La Colle-sur-Loup, with panoramic views over Saint-Paul-de-Vence and the surrounding hills, this fully renovated single-storey villa offers approximately 190 m² of living space set on a landscaped plot of 2,200 m², complete with a swimming pool, pool house, pétanque court and ample parking + a spacious garage with more details below.

The property enjoys excellent natural light throughout the day, and its 2.80 m ceiling height lends the living spaces a particularly generous sense of volume. The reception room with fireplace and open-plan kitchen flow seamlessly onto a terrace of over 200 m², partly covered, forming a superb outdoor entertaining area.

Entirely on one level with no steps, the master suite features a spacious bathroom/shower room and a large walk-in wardrobe. The two additional bedrooms each benefit from their own en-suite shower room. A utility room and garage complete the amenities of the main house.

The grounds are thoughtfully divided into several distinct areas: the pool terrace, the pool house equipped with a pizza oven and outdoor shower, the pétanque court, and a generous parking area accommodating multiple vehicles.

Set slightly below the main residence, a self-contained outbuilding houses a garage of 80sqm with capacity for up to four vehicles. Easily convertible, it presents genuine potential for a variety of uses — guest accommodation, family annexe, studio, or professional workspace — depending on the purchaser's requirements.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	188.0 m ²	NB de pièces :	4 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

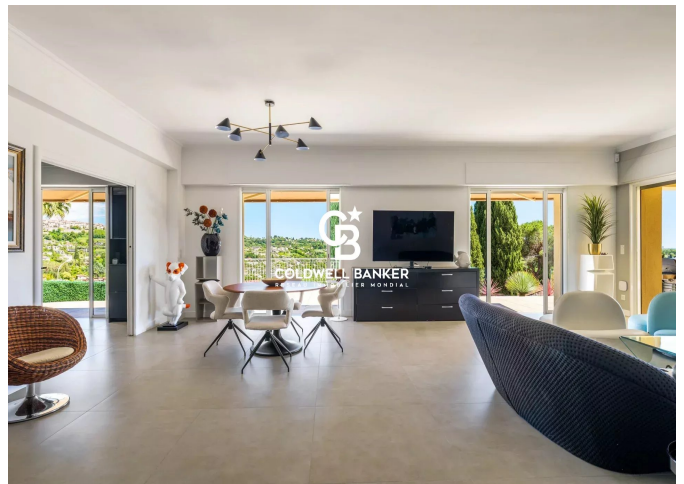
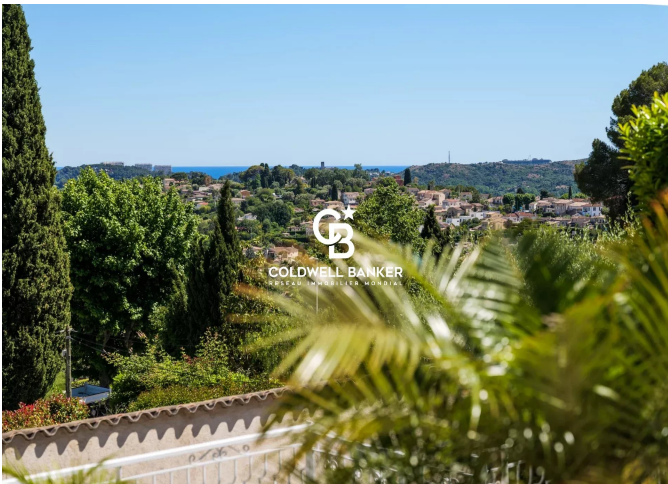
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 96

Indice d'émission de gaz à effet de serre (GES) : A 3



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