

Maison La Colle-sur-Loup 263 m²



PRIX DE VENTE : 3 700 000 €

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EXCLUSIVITÉ

DESCRIPTION

Sole agent

Nestled at the heart of a high-end private and gated estate, this luxury villa offers an absolutely unique lifestyle. Benefitting from absolute tranquillity and a spectacular, breathtaking panoramic sea view, this property is a rare opportunity for connoisseurs seeking potential.

Built on a magnificently wooded plot of 2,907 sq.m, the villa boasts 263 sq.m of habitable space, bathed in natural light thanks to its triple exposure.

It features a large living room with a separate kitchen which leads onto the second reception room, perfectly arranged to take full advantage of the outdoor areas and the view, and ideal for a more intimate entertaining space.

The sleeping quarters comprise three refined bedroom suites, each with its own private bath or shower room, while a self-contained apartment completes the ensemble, offering flexibility for guests, family, or staff. The property benefits from high-quality outdoor amenities, notably a convivial pool house by the swimming pool.

The true treasure of this residence lies in its sublime underground wine cellar, already housing a fine collection and offering exceptional enoteca potential. On a practical note, you benefit from a secure garage, covered parking and parking for several vehicles.

Although perfectly sound and well-maintained, the villa requires cosmetic refurbishment to reveal its full splendour and modernise it, thus offering the freedom to personalise this exceptional location.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	263.25 m ²	NB de pièces :	7 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

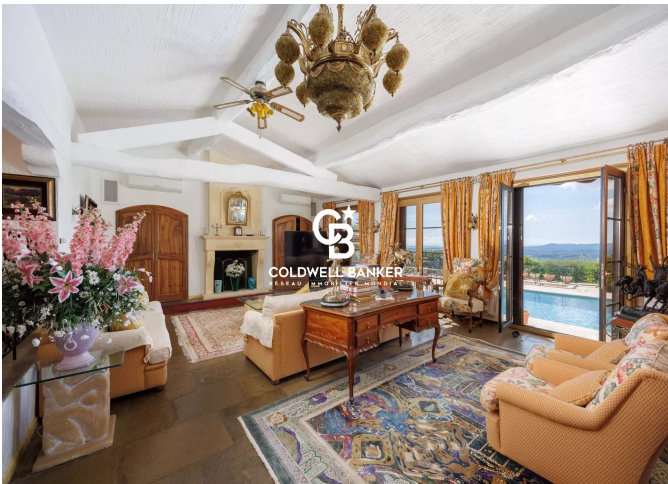
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 222

Indice d'émission de gaz à effet de serre (GES) : D 30



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