

Maison La Colle-sur-Loup 405 m²



PRIX DE VENTE : 3 490 000 €

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DESCRIPTION

In the heart of one of the most residential areas of La Colle sur Loup, close to the village, a beautiful Provençal property in perfect condition with 405m² of living space set in 7300m² of wooded grounds.

A leafy driveway leads to the property, which enjoys absolute peace and quiet and total privacy, all in a natural, verdant setting.

This Provençal-style villa will seduce you with its generous volumes, including a 120m² living room opening onto the garden, a beautiful 13x7 infinity pool with pool house, and a huge basement currently converted into a 250m² sports area.

The entrance hall leads to the independent kitchen with its back office for convenient storage, and the living room, which also leads to 2 bedrooms and a full bathroom.

Upstairs are 2 bedrooms with en-suite shower rooms. The master suite with full bathroom, dressing room and terrace.

On the outside, there's plenty of parking space.

The basement includes a sports room, wine cellar, vault and an unused garage for 3 vehicles.

A haven of peace that opens its doors to you!

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	405.0 m ²	NB de pièces :	8 rooms
NB de chambres :	5 bedrooms				

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

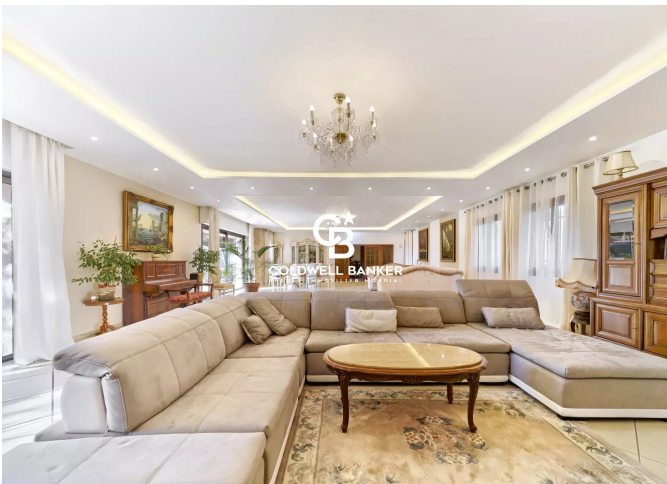
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 78

Indice d'émission de gaz à effet de serre (GES) : A 2



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