

1 404 000 €

**Contact agency**

Cabinet ALPES AZUR Immobilier

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**For sale villa**

**6 rooms**

**Surface : 170 m<sup>2</sup>**

**Surface of the living : 53 m<sup>2</sup>**

**Surface of the land : 1398 m<sup>2</sup>**

**Year of construction : 1978**

**Exposition : Toutes expositions**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : GOOD**

**External condition : renovated**

**Couverture : tiling**

**Features :**

Climatisation, Poêle à bois, Propriété sécurisée, Alarme, Quiet residential, Belle rénovation, Ensoleillée, Lumineuse, Pool house, Jeu de boules, heated pool, solar, Automatic gate, Carport for 2 cars

4 bedroom

1 terrace

1 bathroom

2 showers

3 WC

6 parkings

Document non contractuel

Energy class (dpe) : B

14/06/2025 - Prix T.T.C

Emission of greenhouse gases (ges) : A



**Villa 12956 La Colle-sur-Loup**

CHARM and SWEET LIFESTYLE, in absolute calm nestled in a preserved and peaceful living environment in a dominant position on the edge of the village of VILLENEUVE LOUBET in the very popular town of La COLLE sur LOUP close to schools, motorway entrances and main roads, 10 minutes away and the beaches, our agency invites you to discover this very beautiful neo-Provençal villa with 6 rooms, 5 of which are on one level, elegantly renovated, giving off a warm and contemporary atmosphere, the enclosed land is pleasantly divided into natural undergrowth shading a game of bowls, a green garden for games and outdoor relaxation, a vast paved beach surrounding a heated swimming pool with an equipped pool house, the bright interiors benefit from large openings, a large living room harmoniously integrating a living room heated by a wood stove extended by a dining room open to a modern equipped kitchen benefits from a superb convivial terrace offering a panoramic and relaxing view of the Colloise valley and the forest of Montmeuille, 2 bedrooms including a master suite with its private bathroom with light offering bath + shower and toilet, the 3rd BEDROOM with mezzanine and its shower room and toilet can be independent, a shower room with window, a separate toilet, upstairs a 4th bedroom or an office with in continuity the possibility of extension of approximately 50 m<sup>2</sup> of floor space by raising the existing attic, numerous indoor parking spaces including 2 under cover. IDEAL FAMILY for a

