

Price on request

Contact agency

La Gaude Immo

192 Chemin des Maires

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For sale house

9 rooms

Surface : 270 m²

Surface of the living : 71 m²

Surface of the land : 1834 m²

Exposition : Toutes expositions

View : Verdure

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

POOL, fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate

6 bedroom

2 terraces

6 bathrooms

7 WC

1 garage

5 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

26/07/2025 - Prix T.T.C



House 420 La Colle-sur-Loup

This superb building with great potential, currently used as a guest house, offers many advantages. It includes a main part of 230 m² as well as a completely independent two-room apartment of 40 m² which benefits from private access and a terrace. The ground floor of the main building houses an entrance hall, a living room, a dining room with high ceilings, a separate kitchen, a laundry room, a master suite and a patio with a pond. The first floor has been designed to accommodate four air-conditioned bedrooms, each with a private bathroom and toilet and independent exterior access, making it possible to operate as a bed and breakfast. In addition, the completely independent two-room apartment is also reserved for the bed and breakfast business, which generates an annual income of €50,000. The 1800 m² plot offers a beautiful swimming pool area with terraces, green areas and numerous parking spaces. The fees are entirely the responsibility of the sellers. Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>. This property is offered to you by the La Gaude Immo agency, located on Place du Marronnier in La Gaude. Fees and charges :

