

# French Properties

ONLINE

## Price on application

**4 bedroom house**

**Surface : 148 m<sup>2</sup>**

**Surface of the land: 1062 m<sup>2</sup>**

**Year of construction: 1979**

**Exposition: southw est**

**View : La colle**

**Kitchen: Separee**

**Heating: gas**

### Features:

pool, shops at walking distance

4 bedroom

1 terrace

4 bathrooms

**Energy class (dpe): Unavailable**

**Emission of greenhouse gases (ges):**

Unavailable

Document non contractuel

09/10/2025 - Prix T.T.C



## House La Colle-sur-Loup

Just a few minutes' walk from the village center, this superb 148 m<sup>2</sup> Provençal villa seduces with its charm, authenticity, and beautiful landscaped grounds of 1062 m<sup>2</sup> with swimming pool and pool house. The garden, not overlooked, is carefully landscaped to enjoy the outdoors in all seasons. A 10x5 swimming pool, large terrace, equipped pool house, and shaded relaxation areas make it a true living space in its own right. The house comprises on the ground floor an entrance hall, a living room with fireplace, a dining area opening onto the garden, a separate kitchen extended by a veranda, a master suite with dressing room and bathroom, a laundry room with outdoor access, and a separate toilet. Upstairs, two bedrooms, each with its own en-suite shower room. One of them also benefits from a terrace with unobstructed views. A mezzanine completes the upper floor, which can be used as an office or closed off to create an additional bedroom. On the garden level: an extra bedroom with a shower room, a large pantry, a separate toilet, and a 58 m<sup>2</sup> garage with a motorized door. Facing southwest, this villa offers a warm and elegant living environment. Whether as a primary residence or a vacation home, it combines comfort, privacy, and a prime location close to the village. A rare property.

