



Cabinet **ALPES AZUR**

Tél. 04 93 201 000
alpesazur.com

1 404 000 €

Buying villa

6 rooms

Surface : 170 m²

Surface of the living : 53 m²

Surface of the land : 1398 m²

Year of construction : 1978

Exposition : Toutes expositions

View : Dégagée

Hot water : Gaz

Inner condition : GOOD

External condition : renovated

Couverture : tiles

Features :

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

4 bedrooms

1 terrace

1 bathroom

2 showers

3 WC

6 parkings

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

17/06/2025 - Prix T.T.C



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



Cabinet ALPES AZUR Immobilier - 4 avenue de Nice - 06800 CAGNES sur MER

Tél. 04 93 20 10 00 - Fax 04 93 22 48 70 - info@alpesazur.com

Carte professionnelle CPI n° 0605 2016 000 006 924 CCI NICE COTE D'AZUR - RCS ANTIBES B 339 591 190

SIRET 339 591 190 00030 - Sarl au Capital de 39.636 € - Code NAF 6831Z -Garanties financières MONTE PASCHI BANQUE

Assurance RCP AXA FRANCE IARD, 313 Terrasse de l'Arche, 92000 NANTERRE

