



## Price on request

### Buying villa

5 rooms

Surface : 160 m<sup>2</sup>

Surface of the living : 60 m<sup>2</sup>

Surface of the land : 546 m<sup>2</sup>

Year of construction : 1976

Exposition : Ouest

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

### Features :

Pool, Fireplace, Bedroom on ground floor,  
Double Glazing, Laundry room, Automatic  
gate

4 bedrooms

2 terraces

1 bathroom

3 showers

2 WC

3 parkings

2 cellars

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

29/04/2024 - Prix T.T.C



## Villa 2686 La Colle-sur-Loup

GLUE ON WOLF AT halfway between La Colle sur Loup and Saint Paul de Vence.  
Large villa of more than 160 m<sup>2</sup> on one level overlooking the garden, spa pool and beautiful terraces. None opposite. This villa with a warm atmosphere consists of a very beautiful living room of 60 m<sup>2</sup> with US kitchen, living room with fireplace, bar area in continuity a beautiful veranda of 27 m<sup>2</sup> with wood oven, barbecue ... 4 parental suites, 2 independent toilets, plenty of storage. To complete this property, 2 large outbuildings of 40 m<sup>2</sup> and 60 m<sup>2</sup> are converted into 2 rooms. Parking for 3 vehicles, charging socket for electric car. Electric gate, videophone. Well.

Professional's opinion: Very rare on its own level. Ideal large family. Close to shops and schools. Very nice place to have a great time.

Fees and charges :

