

**1 095 000 €**

**Buying villa**

**7 rooms**

**Surface : 178 m²**

**Surface of the land : 1000 m²**

**Year of construction : 1993**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

Piscine 8mX4m, Cellier, reversible air conditioning, fireplace, Bedroom on ground floor, double glazing, Store électrique, Sous/sol 70m², Automatic gate, calm

5 bedroom

1 terrace

1 bathroom

2 showers

3 WC

5 parkings

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

06/05/2025 - Prix T.T.C



### Villa 1930 La Colle-sur-Loup

LACOLLE SUR LOUP, in the sought-after area and next to the Château de Montfort, superb detached 7-room villa of 178m² of living space in a QUIET setting on a wooded plot of 1000m², SOUTH FACING, on the garden level a large living room with fireplace, living room with open kitchen opening onto a large wooden TERRACE with 8mX4m POOL. Upstairs, 4 beautiful bedrooms with storage space, one of which is a SUITE with its shower room and DRESSING ROOM, a bathroom and a second dressing room. An independent 2-room apartment that can accommodate guests or be rented, a large basement of 70m² with window that can be fitted out according to your wishes, a garden shed and parking for 5 vehicles. A REAL FAVORITE!!!

Fees and charges :

1 095 000 € fees included

