



### Charming and characterful Provençal style villa in La Colle sur Loup

**Reference No:** 156

**Price Euros:** 4,240,000

**Area:** Behind Coast 06

**Town:** La Colle Sur Loup

**Department:** Alpes Maritimes

**Bedrooms:** 5

**Land Size m<sup>2</sup>:** 3,500

**Habitable space m<sup>2</sup>:** 350

**Full Description:** A long and sweeping stone driveway leads to this part stone and very well-constructed villa, built in the early 1990s. Many original features are in evidence, including an original Louis XIV stone fireplace in the living room, old terracotta floor tiling throughout and Salerne tiles in the Provençal style kitchen and bathrooms.

On the ground floor is the spacious living and dining area plus separate kitchen, all opening onto a large south facing terrace to the rear of the property. There is a spacious storage room to the rear of the kitchen with a large laundry room and direct access to the double garage.

A stone built summer kitchen with barbecue, ancient stone paving, and old stone stairway leading down to the free-form pool to the rear of the property add to its overall character.

On the first floor are 2 double bedrooms, each with its own access to a balcony, plus shared bathroom. Also on this floor is a master suite, comprising large double bedroom opening onto a terrace, dressing room, bathroom and separate WC.

A large basement has been partly converted to provide a fifth bedroom with bathroom and WC, boiler room and large storage area/wine cellar. An additional area could still be converted to provide a guardian's apartment or large games room, for example.

The well-stocked garden around the property is part flat, part terraced with much original stone walling and many mature olive and palm trees. To the side and rear of the property is a stunning panoramic view which takes in the old village of St Paul and the coastline to the Cap d'Antibes.

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

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**Property Features:** Alarm, Automatic Gates, Automatic Watering, Balcony, BBQ, Cave, Double Glazing, Fireplace, Independant Apartment, Laundry, Letting Potential, Outside Lighting, Private Garden, Private Pool, Summer Kitchen, Terrace, Tile Floors

**Nearby Amenities:** Forest/Parkland, Local Shopping, Medieval Village, Restaurants



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