



Exquisite stone built property close to St Paul

Reference No: 3041

Price Euros: 5,300,000

Area: Behind Coast 06

Town: La Colle Sur Loup

Department: Alpes Maritimes

Bedrooms: 5

Land Size m2: 6,000

Habitable space m2: 580

Full Description: A true work of art, with exemplary stone craftsmanship in the construction of this magnificent property that was built in 2004.

The villa is situated in a very residential area on largely flat grounds of appr. 6000m2 with some 580m2 of living space.

Offering large volumes and plenty of light while linking the exterior with the interior by having every door sliding into the walls, opening up the terraces which are laid in the finest 'Pierre de Verone'.

On the ground floor the property comprises a large hall, a magnificent lounge, separate dining room giving onto the large and wonderfully equipped kitchen that in turn opens out to the large covered terrace with a fully equipped summer kitchen.

A splendid wood pannelled library with fireplace gives on to the huge master bedroom suite with large dressings and bathroom. The bedroom opens out on to another covered terrace with private 'indoor' heated swimming pool.

A large laundry room and direct acces to the 3 car garage complete the groundfloor.

The first floor has 4 bedrooms all with bathrooms en-suite, 2 of which open to a large private terrace, and a huge

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storage facility.

A large basement provides a cinema room/billiard room, heating room, wine cellar and storage.

Exquisite gardens which are beautifully illuminated in the evenings, a large heated mirror-type pool of 13x6m and huge terraces for relaxing.

Large paved parking area.

Top quality installations, alarms etc.

COS residuel for a caretakers house or guest apartment.

Excellent quality and a more than realistic price make this a perfect opportunity!

Property Features: Air conditioning, Alarm, Automatic Gates, Automatic Watering, Balcony, BBQ, Broadband / ADSL, Cave, Cave à Vin, Cos Residuel, Courtyard, Double Glazing, Electric Shutters, Exposed ceiling/roof beams, Exposed stone walls - exterior, Fireplace, Heated Pool, Infinity effect pool, Large Rooms, Laundry, Letting Potential, Marble Floors, Outside Lighting, Parquet Floors, Pool Alarm, Pool-House, Private Garden, Private Pool, Quality Fittings, Satellite TV, Security Blinds, Summer Kitchen, Terrace

Nearby Amenities: Airfield, Beaches, Fitness Center, Forest/Parkland, Golf Course, Local Shopping, Medieval Village, Nightlife, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Sports Complex, Swimming Pool, Tennis Courts, TGV - less than 1 Hour, Watersports, Weekly market

View: Countryside, Hills, Pleasant, Woods

Heating: Gas, Rev. climate control, Underfloor



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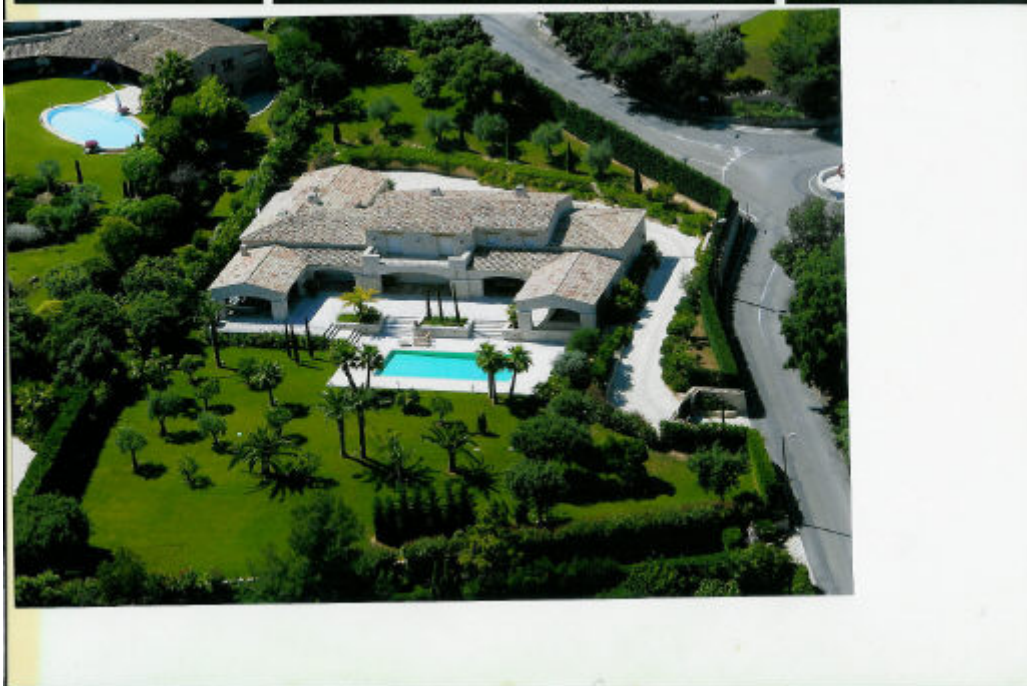
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