



Provençale stone villa in La Colle sur Loup, with pool & open countryside views

Reference No: 915

Price Euros: 1,696,000

Area: Nice

Town: La Colle Sur Loup

Department: Alpes Maritimes

Bedrooms: 5

Land Size m2: 2,500

Habitable space m2: 300

Full Description: This stone-built Provençale villa in a quiet and secluded rural setting is just 2 mins from the shops and amenities of the charming old village of La Colle sur Loup; 5 mins from St. Paul de Vence, 15 mins from the beaches, and 20 mins from Nice airport. It has beautiful open views over pine forested hillsides, and no overlooking neighbours: peace & quiet guaranteed.

Accommodation:

Ground floor: The entrance lobby with cloister ceiling leads into a spacious lounge & dining room (60m²) with working fireplace and attractive minstrels' gallery above. Large master bedroom with bathroom & WC en-suite and wooden parquet floor, enjoying open south-easterly countryside views.

2 other bedrooms, one with en-suite bathroom, & guests' WC. Fully-equipped Provençale style kitchen.

There are many exposed timber beams, and floors are old terracotta tiles. There is under-floor central heating, although the solid stone walls retain heat well in winter and keep the house cool in summer.

Laundry room.

French doors lead out into the tile-roofed summer kitchen – with pizza oven & BBQ – and shaded outdoor dining area, beside the paved terraces and close to the swimming pool & jacuzzi.

Lower ground floor: 2 more bedrooms enjoying the countryside views; 1 bathroom with WC; attractive open-plan

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Provençale kitchen giving onto a spacious lounge-dining room enjoying the countryside views, equipped with A/C. Wine cellar; utility room; fitness room; separate WC. Garage with electric doors.

Basement: Vast workshop/additional garage; boiler room (town gas); WC.

Outbuildings: Characterful 20m² artist's studio. 30m² storeroom. Chicken house.

Garden: Partly flat, partly sloping. Many mature olive, palm & oak trees; agaves, oleander & Mediterranean shrubs; a grass lawn and paved terraces which overlook the forest & hillside views towards St. Paul de Vence. Attractive 12m x 5m freeform pool with jacuzzi. Boules pitch.

Property Features: Air conditioning, Balcony, BBQ, Cave, Cave à Vin, Dependancies, Fireplace, Independant Apartment, Infinity effect pool, Jacuzzi/Spa, Laundry, Letting Potential, Outside Lighting, Parquet Floors, Private Pool, Summer Kitchen, Terrace, Tile Floors, Workshop

Nearby Amenities: Airfield, Beaches, Golf Course, Local Shopping, Marina, Medieval Village, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Weekly market

View: Hills, Pleasant, Woods

Heating: Gas, Underfloor, Wood Burning



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