



Substantial Provençale property with pool & tennis court, La Colle sur Loup

Reference No: 1344

Price Euros: 2,900,000

Area: Behind Coast 06

Town: La Colle Sur Loup

Department: Alpes Maritimes

Bedrooms: 7

Land Size m2: 6,000

Habitable space m2: 450

Full Description: Set in a secure, 2Ha private domain with guardian, this imposing Provençale house is light, spacious and secluded. With 7 bedrooms, all en-suite; abundant Provençale character from terracotta floors, timber beams and exposed stone walling; south-facing; mostly flat garden laid to lawn with swimming pool and mature pines, oaks & olives; and a communal tennis court. Access is from a quiet lane renowned in the area for its residential quality.

2 mins from all amenities in the village of La Colle sur Loup; 5 mins from the famously pretty village of St-Paul de Vence; 15 mins from the coast & beaches; and 20 mins from Nice airport.

Accommodation, notable for its large volumes throughout:

Ground floor:

- Full height baronial entrance hall, leading into a spacious 55m² living room with vaulted ceiling and a stone fireplace, and French doors onto the south-facing terraces, garden & pool.
- Dining room, also with its fireplace, looking over the garden.
- Kitchen: Provençale style and fully equipped. Separate entrance from car parking, and a door onto garden & terraces.
- Large 25m² study.
- Bedroom 2 with bathroom en-suite and French doors onto the garden.
- Bedroom 3 with shower room en-suite and French doors onto the garden & pool area.

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Bague, 06560, VALBONNE France - www.RHF1.com

Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

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1st floor:

- Superb master suite: spacious bedroom giving onto a private south-facing loggia terrace, a dressing room, big well-appointed bathroom with separate shower, enjoying views over the garden & forest.
- Bedroom 4 with shower room en-suite.
- Bedroom 5 with bathroom en-suite and French doors onto a south-facing loggia terrace with fine views.
- Bedroom 6 with shower room en-suite and French doors onto the same loggia terrace.
- Bedroom 7 with shower room en-suite.

Garden:

With its 6000m² of land there is plenty of space for lawns, shrubberies, a Boules pitch (illuminated for evening games) and a delightful paved pool area with poolhouse and summer kitchen.

There are broad views of the countryside eastwards and to the hills above Vence. To the south is forest, guaranteeing privacy.

Double garage plus parking for several more cars.

The house is situated in a small private domaine with 2 other houses of equally impeccable quality.

Alarm, video entry phone, and guardian/caretaker living nextdoor.

Property Features: Alarm, Automatic Gates, Automatic Watering, Balcony, BBQ, Double Glazing, Exposed ceiling/roof beams, Exposed stone walls - exterior, Fireplace, Large Rooms, Laundry, Loggia, Old Stone/tile floors, Outside Lighting, Pool-House, Private Garden, Private Pool, Quality Fittings, Staff Quarters, Summer Kitchen, Tennis Court, Terrace, Terracotta Flooring, Tile Floors, Traditional roof with génoise

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

View: Countryside, Hills, Woods

Heating: Central, Oil, Wood Burning



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