



Superb Provencale villa with pool and great views, Tournettes sur Loup

Reference No: 1990

Price Euros: 3,495,000

Area: St Paul De Vence

Town: Tourettes Sur Loup

Department: Alpes Maritimes

Bedrooms: 6

Land Size m2: 8,500

Habitable space m2: 600

Full Description: This is a substantial 1980's-built Provencale stone villa completely renovated and modernised to a very high standard, in a quiet rural location near the charming village of Tournettes sur Loup. It is not overlooked, and benefits from a south and west outlook and lovely open countryside views.

Location :

5 mins from the pretty medieval village of Tournette sur Loup, with its quaint cobbled streets, shops and galleries, cafes and restaurants, markets and all amenities.

10 mins from the larger but equally pretty and historic town of Vence.

25 mins from the coast and beaches.

30 mins from Nice airport and from Antibes.

Within easy reach of many excellent hiking trails in the valley of the River Loup and the hills behind Tournettes.

Accommodation :

Upper ground floor : Entrance hall leads into a spacious light and airy south-facing lounge and dining room, with fine views and sliding glass doors onto a broad paved terrace.

A large contemporary design kitchen, everything top-of-the-range, with direct access up from the garage below.

An office, equipped with broad-band internet connection.

Guests' WC.

A self-contained studio apartment, with separate outside access.

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

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A huge master suite, south and east-facing with lovely views : big bathroom with walk-in shower and bath, dressing room, sliding glass doors onto a private south-facing terrace.
Bedrooms II and III, both en-suite.

Lower ground floor :

The stairs down lead into a second lounge or TV room.

Bedrooms IV, V and VI, all en-suite and with direct access out into the garden and pool area.

A gym with one wall all glass.

Home cinema room.

Poolhouse, adjacent to the pool area.

Temperature-controlled wine cellar.

Cellar storage.

Double garage + workshop.

Garden : The property covers 8500m² so the garden is ample and nicely south and west facing.

A 12m x 5m tiled swimming pool with a jacuzzi.

Mostly flat garden with some grass lawns and parts gently sloping with old "restanque" terraces. Mature trees : pines, olives, palms, yukkass and agaves, and an old wisteria growing over a long wrought-iron pergola.

The property has its own well for free garden watering.

The paved driveway leads to a turn-round area with a fish pond in front of the elegant front porch.

Style notes :

The developers have a successful track record in this area of producing elegant up-market Provencale villas with a contemporary twist. Their hallmarks are :

- Creating spacious light and airy interiors with plenty of easy access out into the garden and pool areas.
- Retain and enhance character features like exposed stone walls, timber beams, pantile roofs, genoises, etc.
- The use of rich natural materials like stone tile floors and limed woodwork and joinery.
- Invisible climate control.
- Spacious modern open-plan kitchens with top-of-the-range appliances, fittings and units.
- Roomy modern bathrooms with top-of-the-range sanitaryware, taps and fittings.

Planning permission has been obtained to hive off part of the land and build on it, with convenient road access and this would not detract from the main property.

Property Features: Air conditioning, Alarm, Automatic Gates, Automatic Watering, Broadband / ADSL, Cave à Vin, Double Glazing, Electric Shutters, Exposed ceiling/roof beams, Exposed stone walls - exterior, Fireplace, Jacuzzi/Spa, Large Rooms, Laundry, Outside Lighting, Private Garden, Private Pool, Quality Fittings, Satellite TV, Terrace, Tile Floors, Town water, Traditional roof with genoise, Workshop

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

View: Countryside, Hills, Panoramic, Woods

Heating: Electric, Rev. climate control, Wood Burning

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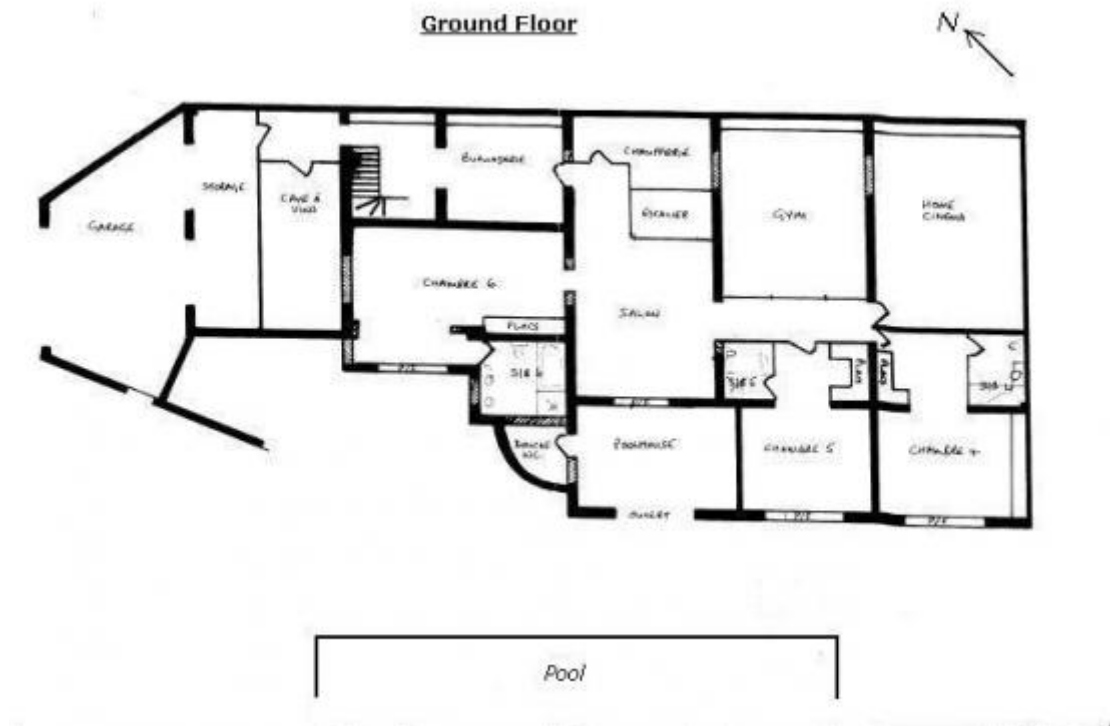
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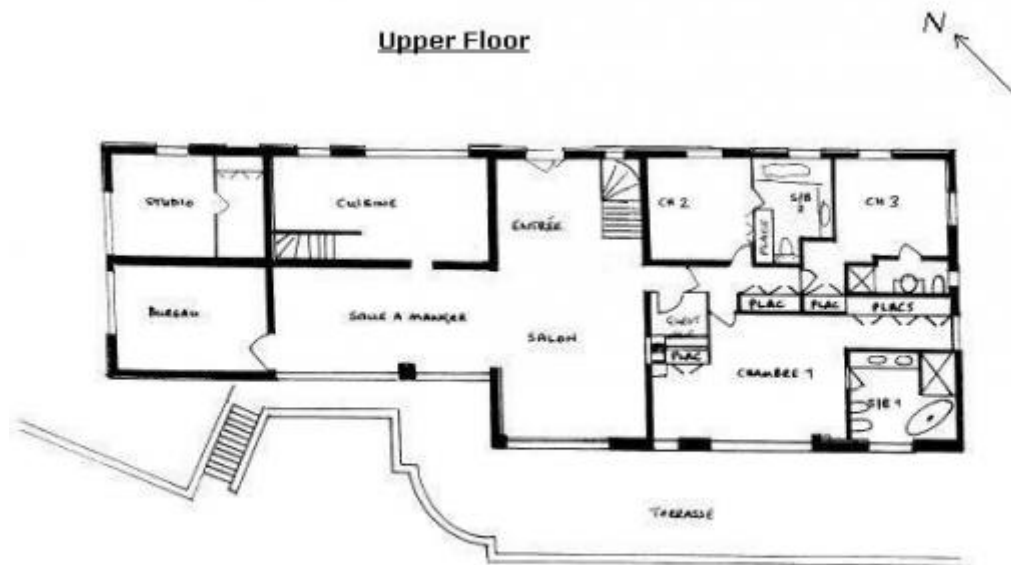
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