



Superb renovated Provencale villa with pool and great sea views, Tourrettes sur Loup

Reference No: 3117

Price Euros: 1,750,000

Area: St Paul De Vence

Town: Tourrettes Sur Loup

Department: Alpes Maritimes

Bedrooms: 5

Land Size m2: 2,150

Habitable space m2: 285

Full Description: This Provencale villa with breathtaking views is being completely renovated and modernised to a very high standard, in a quiet rural location near the charming village of Tourrettes sur Loup. Completion is scheduled for spring/summer 2010.

Location :

3 mins drive or 10 mins walk from the pretty medieval village of Tourrette sur Loup, with its quaint cobbled streets, shops and galleries, cafes and restaurants, markets and all amenities.

6 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.

1hr 30mins from ski stations and from the Cotes de Provence vineyards.

Accommodation :

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

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

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

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Upper ground floor : Entrance hall.

Master suite : spacious bedroom (55m²) with double aspect and fabulous open views, opening onto a balcony (east) and onto a paved terrace (south). You can see the Baie des Anges from your bed! The 2 sets of sliding glass doors retract into the wall, creating more flow to the outside spaces. A high cathedral ceiling with limed wooden beams allows for a mezzanine – an office area or a snug refuge. En-suite bathroom with top-of-the-range fittings, bath and separate shower, 2 basins, WC and bidet.

Bedroom II with bathroom en-suite, also south facing, opening onto the paved terrace with the great sea views.

Bedrooms III and IV, sharing a shower room. Bedroom IV opens onto a private south facing balcony overlooking the garden, with separate outside access to the garage.

Lower ground floor :

The stairs lead down into the spacious lounge and dining room, with 5 sets of sliding glass doors out to the south- and east-facing terraces and to the garden. Working fireplace. High cathedral ceiling with limed wooden beams.

A proper temperature controlled wine cellar built into the bedrock.

A large contemporary design kitchen with double aspect : sliding glass doors open to the east and to the south onto the paved terraces. Everything top-of-the-range :

- SMEG cooking range
- Matt-finish grey granite surfaces
- Central island in oak wood
- Limed wooden beams
- Big American fridge
- Halogen spots
- Built-in eye-level microwave
- Built-in eye-level coffee machine.
- Ample room for a kitchen table, if needed.

Laundry room.

Bedroom V with shower room en-suite. Could be used as a home office or TV room.

Guests WC.

Technical room with boiler (electric), fuse boxes, etc.

Built-in wardrobes and storage cupboards throughout.

Reversible A/c

Security roller blinds, centrally and individually controlled.

Outside :

Spacious paved terraces facing east and south – the paving stone is the same as inside the house, so with the many sliding glass doors open there is a wonderful harmony of inside and outside living space during the long summer months.

A 10m x 5m tiled swimming pool with Roman steps, paved patios and adjacent shady pool house (20m²).

Many mature Mediterranean trees : olives, pines, lemons, figs, plums, yuccas... plus areas of grass lawn.

Double garage / carport.

SUMMARY : Quality, contemporary, pristine, great location and views, at a fair price. A must-see.

Property Features: Air conditioning, Alarm, Automatic Gates, Balcony, Cave à Vin, Double Glazing, Exposed ceiling/roof beams, Fireplace, Heated Pool, Large Rooms, Laundry, Letting Potential, Outside Lighting, Pool-House, Private Garden, Private Pool, Quality Fittings, Security Blinds, Terrace, Town water, Traditional roof with génoise

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

View: Countryside, Garden, Hills, Medieval Village, Panoramic, Sea view

Heating: Central, Electric, Radiators, Rev. climate control, Wood Burning

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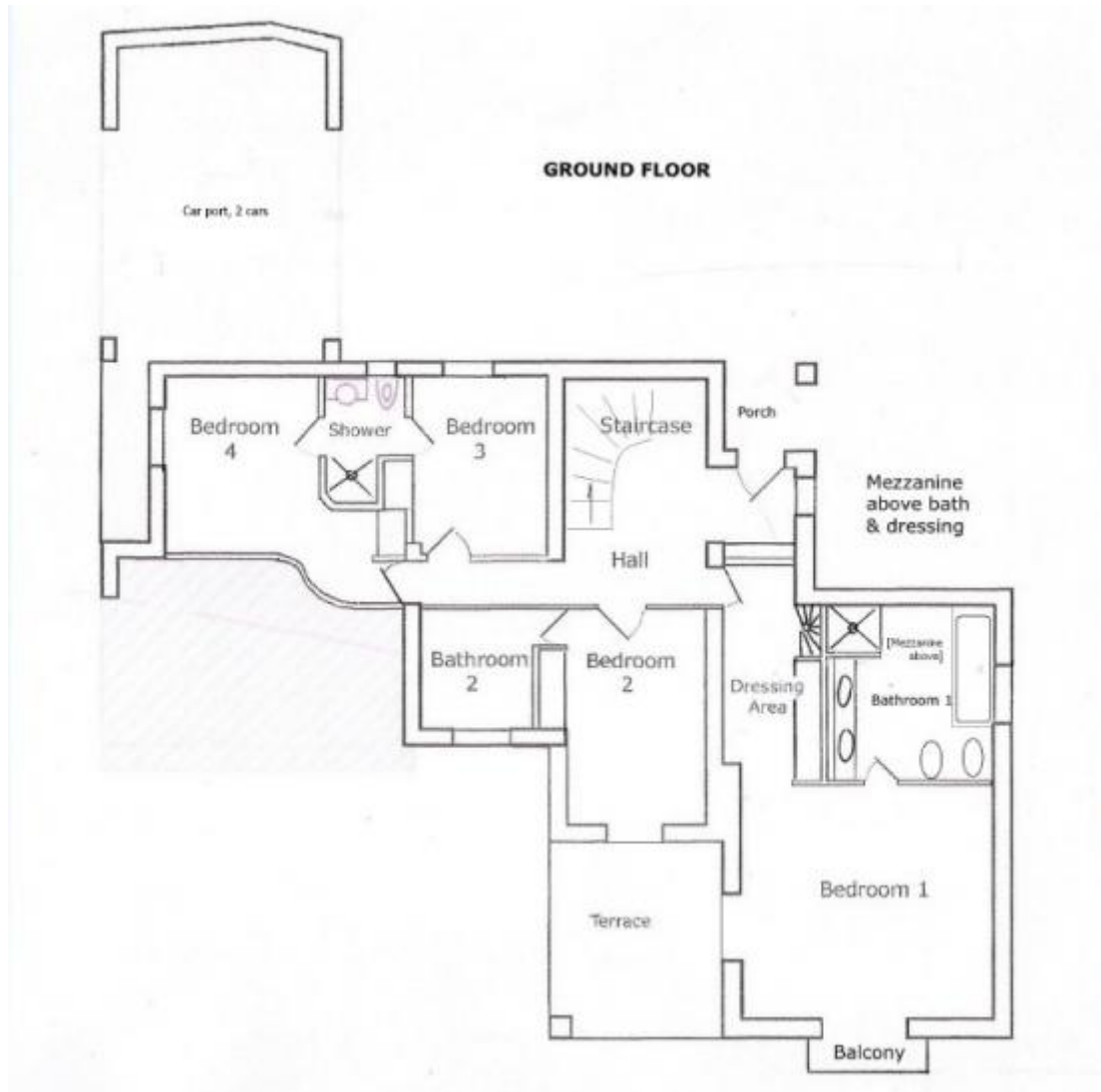
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