



## Charming single story Mas Provencal in residential quarter



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,293,646.22

### Location

Pays:	France
État/Région/Province:	Provence-Alpes-Côte d'Azur
Ville:	La Colle-sur-Loup
Indicatif régional:	06480
Soumis:	22/04/2024
Description:	

### Summary

Situated in the most sought after quarter near St Paul de Vence, very quiet and yet very near all commodities, this magnificent single story Stone Mas Provencal of about 135m2 is built on an entirely flat garden with an overflowing swimming pool and a pool house.

The property is composed by an entry hall, a high ceiling living room, a fully equipped kitchen, 3 bedrooms and two bathrooms. A basement with a storage room and a technical room. There is also a separate suite ideal for receiving friends or to house an independent teenager.

The garden, entirely flat, has a wonderful heated swimming pool and a small pool house, all close to the villa.

It also has a wonderful south-west exposure.

Some work and refreshing of the house has to be planned!

### Location

Situated in the south of the residential area close to St Paul de Vence. Very quiet and yet very close to all amenities.

### Access

Aéroport (25 minutes)

Highway (20 minutes)



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City center (7 minutes)  
Cinéma (10 minutes)  
Shops(5 minutes)  
Hôpital/clinique (10 minutes)  
Doctor(10 minutes)  
Sea (20 minutes)  
Ski slopes (90 minutes)  
Beaches (20 minutes)  
Port (25 minutes)  
Fitness club(10 minutes)  
Supermarket(10 minutes)  
Tennis (10 minutes)

## Interior

A little refurbishing and refreshing of the interior is to be planned.

## Exterior

Stone Mas Provençal with an entirely flat garden with a beautiful overflowing swimming pool, pool house and BBQ all closets the main house.

## Additional Details

Taxes per years 1716 Euros

## Commun

Chambres:	4
Salle de bains:	3
Pied carré fini:	135 m <sup>2</sup>
Dimesions du lot:	1800 m <sup>2</sup>

## Energy efficiency

Consommation énergétique (kWh/m <sup>2</sup> /an):	240
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## Building details

Parking:	Oui
Outdoor Amenities:	Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web:	<a href="http://www.arkadia.com/PFYR-T181256/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T181256/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:

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