



## Charming single story Mas Provencal in residential quarter



### Информация об агенте

|                    |  |
|--------------------|--|
| Название:          | ArKadia  |
| Название компании: |  |
| Страна:            | Великобритания   |
| Телефон:           |  |
| Languages:         | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Детали объявления

|               |               |
|---------------|---------------|
| Недвижимость: | На продажу    |
| Цена:         | EUR 1,190,000 |

### Местоположение

|                  |                            |
|------------------|----------------------------|
| Страна:          | Франция                    |
| Область:         | Provence-Alpes-Côte d'Azur |
| Город:           | Ла-Коль-сюр-Лу             |
| Почтовый индекс: | 06480                      |
| Добавлено:       | 22.04.2024                 |
| Описание:        |                            |

### 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 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 after residential area close to St Paul de Vence. Very quiet and yet very close to all amenities.

### Access

Aéroport (25 minutes)

Highway (20 minutes)



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

## Общие

|                  |           |
|------------------|-----------|
| Спальни:         | 4         |
| Ванные комнаты:  | 3         |
| Готовые кв.м.:   | 135 кв м  |
| Площадь участка: | 1800 кв м |

## Energy efficiency

|  |     |
|--|-----|
| Energy Use (kWh/m <sup>2</sup> /year): | 240 |
|--|-----|

## Building details

|                    |      |
|--------------------|------|
| Parking:           | да   |
| Outdoor Amenities: | Pool |

## Lease terms

Date Available:

## Дополнительная информация

|               |   |
|---------------|---|
| URL вебсайта: | <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> |
|---------------|---|

## Contact information



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