

St Paul de Vence - Villa overlooking La Colle sur Loup village. Swimming pool. Up to 5 bedrooms.



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Saint-Paul-de-Vence |
| Department: | Alpes-Maritimes     |
| Bed:        | 3                   |
| Bath:       | 5                   |
| Floor:      | 181 m2              |
| Plot Size:  | 0 m2                |



## IN BRIEF

St Paul de Vence - Viilla overlooking the beautiful village of La Colle sur Loup, with south/west exposure.

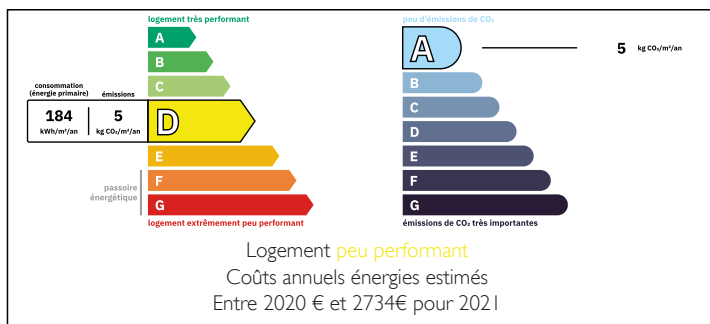
The ground floor has the entrance hall, living and dining room with open fireplace opening unto a large loggia, an independent kitchen, 2 bedrooms, one with shower and toilets, a large bathroom with bath and shower, guests toilets, walk-in dressing.

Below, on the garden floor : large bedroom opening onto a terrace, 2 shower rooms, 2 toilets, 2 garages (could become bedrooms), an office, lots of storage.

On the swimming pool level we have 2 cellars, a wine cellar with room temperature control, shower room, 2 toilets.

Outside, the swimming pool has pool house with shower and toilets, a fully equipped summer kitchen

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

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Below, on the garden floor : large bedroom opening onto a terrace, 2 shower rooms, 2 toilets, 2 garages (could become bedrooms), an office, lots of storage. On the swimming pool level we have 2 cellars, a wine cellar with room temperature control, shower room, 2 toilets.

Outside, the swimming pool has pool house with shower and toilets, a fully equipped summer kitchen with lounge room.

Private car park.

Great potential for this villa already boasting 181m<sup>2</sup> of living space with an extra 170m<sup>2</sup> of annexes.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES