

1 650 000 €

**Contact agency**

**Clémenceau Immobilier**

47 Rue Clémenceau

06480 La Colle-sur-Loup

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**For sale bastide**

**5 rooms**

**Surface : 185 m<sup>2</sup>**

**Surface of the living : 50 m<sup>2</sup>**

**Surface of the land : 3080 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Campagne**

**Hot water : Fuel**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : tiling**

**Features :**

fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

3 bedroom

1 terrace

1 bathroom

2 showers

3 WC

4 parkings

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : E**

Document non contractuel

17/07/2024 - Prix T.T.C



### Bastide 231 La Colle-sur-Loup

LA COLLE SUR LOUP traditional stone mas on one level, it covers approximately 200 m<sup>2</sup>, and its well-distributed volumes offer a very good quality of life, its services and decorations place it in the luxury category. Underfloor heating, centralized vacuum, cold room, wine cellar, laundry room, air conditioning, automatic watering. Located in a rural area, on the edge of the Wolf, in absolute calm, not overlooked, an independent annex where you can create a small apartment. This land is suitable for swimming pools (permit accepted)

Fees and charges :

1 650 000 € fees included

