

1 370 000 €

Contact agency

Delain Immobilier

7 promenade de la plage

06800 Cagnes-sur-Mer

+33 (0)4 92 13 20 40 / info@delain-  
immobilier.com

For sale bastide

4 rooms

Surface : 202 m<sup>2</sup>

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

Surface of the land : 3860 m<sup>2</sup>

Year of construction : 1965

Exposition : Sud ouest

View : Verdure

Hot water : Fuel

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

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

4 bedroom

1 terrace

1 bathroom

2 showers

3 WC

2 garage

4 parkings

1 cellar

Document non contractuel



## Bastide mpo La Colle-sur-Loup

LA COLLE SUR LOUP. ROQUEFORT Road. This traditional single-storey stone farmhouse was built and fitted out with particular care in the greatest regional tradition with local materials (Sine stone, Roman tiles). It covers approximately 200m<sup>2</sup> and its well-distributed volumes offer a most comfortable life for couples or families. It was created by its owners and this gives it an undeniable uniqueness. Its services and decoration place it in a luxury category (underfloor heating, central vacuum, cold room with wine cellar, laundry room, air conditioning, automatic watering, carport and small independent annex, automatic gate). The 3860m<sup>2</sup> garden is flat, fully enclosed and has a valid building permit for a 15m x 5m swimming pool. This farmhouse is located in a rural area on the banks of the Loup, in absolute calm and not overlooked. The village shops are 1.5km away and NICE airport is 10 minutes away.

Fees and charges :

1 370 000 € fees included

