

LA COLLE-SUR-LOUP 06480 FRANCE

€898,000

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Nestled in the highly sought-after residential neighborhood of Montfort in La Colle-sur-Loup, this detached Provençal-style villa will charm you with its peaceful atmosphere, generous proportions, and high-quality features. Built in 1993 on a beautifully landscaped 880 m² plot, the property offers 188 m² of living space across two levels, along with a spacious 155 m² basement accessible from both inside and outside the house. The ground floor opens onto a majestic 54 m² living room, bathed in natural light, featuring a cathedral ceiling soaring to 5 meters and exposed wooden beams. An elegant stone fireplace adds a warm, authentic touch.

188 m

€898,000

The separate, fully equipped kitchen combines functionality with Provençal charm. This level also includes a spacious master suite with a bathroom, an office with a shower room — easily convertible into an independent studio — and a guest WC. Upstairs, a mezzanine overlooks the living area and leads to three comfortable bedrooms, two of which have their own en-suite shower rooms. Outside, a large west-facing covered terrace extends the living space and overlooks a beautiful swimming pool, surrounded by a friendly barbecue area — the perfect spot to enjoy long summer evenings. The 155 m² convertible basement is a true asset. It includes a garage for several vehicles, a laundry room, a pantry, a workshop, and extensive storage space. This level offers numerous possibilities: home cinema, gym, billiards room, or wellness area. Additional features: parking for multiple vehicles, electric gate, alarm system, and a secure environment. Ideally located close to shops, schools, and amenities, while being just minutes from Saint-Paul-de-Vence and the beaches of the French Riviera. A rare property that perfectly combines authenticity and comfort — not to be missed. Agency fees included, payable by the seller

