



LA COLLE-SUR-LOUP 06480 FRANCE

€1,349,000

150 Years
JOHN D WOOD & CO.

London, Country & International Property

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Nestled at the end of a quiet cul-de-sac in a peaceful and preserved setting, this elegant neo-Provençal villa of 170.79 sqm immediately captivates with its serene atmosphere, abundant natural light, and high-quality features. Set on a beautifully landscaped and meticulously maintained plot of 1,398 sqm, it offers a rare lifestyle combining comfort, privacy, and modern living. Fully renovated with great care, the property benefits from top-of-the-range amenities and excellent energy performance (Energy Rating: A). From the moment you step inside, the generous volumes and natural light create a warm and contemporary ambiance.

**170 m,
1398 m Plot size,
Swimming pool**

€1,349,000



The spacious living area of over 50 sqm features a cosy lounge with an insert fireplace, a welcoming dining area, and a fully equipped modern kitchen, all opening onto a large terrace with open views and complete privacy. The sleeping area includes a beautiful master suite with built-in storage and a full bathroom, a second bedroom with its own shower room, as well as an independent space designed as a true studio featuring a mezzanine, lounge area, shower room, and separate WC — ideal for hosting family and friends or for a self-employed activity. Upstairs, a 26 sqm bedroom offers flexible layout possibilities according to your needs and preferences. Outside, everything has been designed to fully enjoy the Mediterranean lifestyle: a heated swimming pool with dedicated heat pump, a fully equipped pool house with summer kitchen, pétanque court, spacious relaxation areas, and a carport. The garden also benefits from an automatic irrigation system.



The villa boasts highly sought-after technical features, including fully integrated reversible air conditioning, double-flow ventilation system, FRISQUET gas condensing boiler, fibre optic internet, indoor and outdoor alarm system with video surveillance, as well as 16 VOLTEC photovoltaic panels (6 kWp), ensuring excellent energy efficiency and year-round comfort. A rare asset in the area: a revised building permit has already been granted, cleared of all appeals and valid until 2028, allowing for an additional 58 sqm extension upwards, bringing the potential total living space to 228.79 sqm, with no further administrative procedures required. A confidential, turnkey property offering the perfect balance between Provençal charm, contemporary comfort, and strong value-enhancement potential. An absolute must-see. Agency fees payable by vendor



