

LA COLLE-SUR-LOUP 06480 FRANCE

**€1,980,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

## LA COLLE-SUR-LOUP 06480 FRANCE

Exceptional property! Superb village house of approximately 280 m<sup>2</sup>, featuring a lap pool, ideally located in a quiet and elevated position on a 1,165 m<sup>2</sup> plot. This unique property perfectly combines the authentic charm of a stone house with the modern comfort of an independent villa, in immediate proximity to all amenities. It offers a peaceful living environment with numerous parking spaces, a pleasant garden, and an elegant swimming pool, all enhanced by spectacular views of the village of Saint-Paul and the surrounding nature. From the entrance, the ground floor reveals beautiful, light-filled volumes with generous reception areas.

**280 m,  
Swimming pool**

**€1,980,000**



The spacious living room and fully equipped kitchen open onto a charming summer lounge offering breathtaking views. A bedroom with an en-suite bathroom and private terrace, as well as a guest toilet, complete this level. Upstairs, there are 2 bedrooms with en-suite bathrooms, including a sumptuous master bedroom with a large dressing room and a remarkable bathroom. On the top floor, 2 additional bedrooms each have their own private bathroom. The features are of very high quality: premium materials, heat pump, underfloor heating and cooling, central vacuum system, double glazing, numerous parking spaces, lap pool, and paved courtyard. Ideal as a family home, a second residence, or for investors. Come and discover this property. Agency fees included, payable by the seller.



