



PORTISSIM

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AGENCE DE :
● SAINT LAURENT DU VAR
CAGNES SUR MER

1 080 000 €

For sale house

5 rooms

Surface : 224 m²

Surface of the living : 87 m²

Surface of the land : 1500 m²

Year of construction : 1974

Exposition : Sud ouest

View : Campagne

Inner condition : GOOD

External condition : GOOD

Couverture : Tiling

Features :

air conditioning, Stationnements, terrace,
Double Glazing, Laundry room, Alarm, pool

3 bedroom

3 terraces

2 bathrooms

1 shower

3 WC

1 garage

4 parkings

Legal information

1 080 000 € fees included

2,86% VAT of fees paid by the buyer
(1 050 000 € without fees), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



House 25655 La Colle-sur-Loup

The Colle-sur-Loup, Detached villa... located in a secure residence in ABSOLUTE calm. On a plot of 1500m², this property offers a huge living room of 87m² facing south, a fitted kitchen open to the living room as well as a back kitchen and a laundry room for practicality. Upstairs, a first bedroom of 30m² with its own bathroom with breathtaking unobstructed views. This bedroom gives you direct access to a beautiful 30m² terrace. Two other spacious bedrooms, also with terrace access, and a bathroom complete the floor. With its location, you will enjoy a clear view from your private garden, not overlooked, with an outdoor swimming pool, ideal for moments of relaxation. A practical garage that can open onto a bedroom. Close to schools and shops, this villa combines modern comfort and timeless charm. A rare property to visit without delay

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 2140 and 2950 € (reference year 2023)
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