



1 550 000 €

**For sale mas**

**4 rooms**

**Surface : 202 m²**

**Surface of the living : 50 m²**

**Surface of the land : 3860 m²**

**Year of construction : 1965**

**Exposition : Sud ouest**

**View : Campagne**

**Hot water : Fuel**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : tiles**

**Features :**

jacuzzi spa, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, calm

3 bedroom

1 terrace

1 bathroom

2 showers

3 WC

2 garage

4 parkings

1 cellar

**Legal information**

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Mas 2310 La Colle-sur-Loup

GLUE ON WOLF. ROQUEFORT road. This traditional single-storey stone farmhouse was built and furnished with particular care in the greatest regional tradition with local materials (Sine stone, Roman tiles). It develops around 200m² and its well-distributed volumes offer the most comfortable living as a couple or as a family. It was created by its owners and this gives it an undeniable uniqueness. Its services and its decoration classify 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 garden of over 4,000m² is flat, fully enclosed and has valid planning permission for a 15m x 5 swimming pool. This farmhouse is located in a rural area on the edge of the Loup, in absolute calm and does not suffer from any vis-à-vis. The village shops are 1.5km away and NICE airport 10 minutes away.

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