

Price on request

Buying house

9 rooms

Surface : 269 m²

Surface of the living : 71 m²

Surface of the land : 1834 m²

Exposition : Toutes expositions

View : Verdure

Hot water : Electrique

Inner condition : Good

External condition : Good

Features :

Pool, Fireplace, Bedroom on ground floor,
Double Glazing, Laundry room, Automatic
gate

6 bedroom

2 terraces

6 bathrooms

7 WC

1 garage

5 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

01/09/2025 - Prix T.T.C



House 420 La Colle-sur-Loup

This stunning property with great potential, currently used as a guesthouse, offers numerous advantages. It includes a main section of 230 m² as well as a fully independent two-room apartment of 39 m² with private access and a terrace. The ground floor of the main building features an entrance, a living room, a dining room with high ceilings, a separate kitchen, a laundry room, a master suite, and a patio with a pond. The first floor has been arranged to accommodate four air-conditioned bedrooms, each with its own bathroom, private toilets, and independent outdoor access, making it suitable for guesthouse operation. Additionally, the fully independent two-room apartment is also dedicated to the guesthouse business, generating an annual income of €50,000 (excluding the independent two-room apartment). The 1,800 m² plot offers a beautiful pool area with terraces, green spaces, and numerous parking spots. The fees are fully payable by the sellers. Information about the risks related to this property is available on the Géorisques website <http://www.georisques.gouv.fr>. This property is offered to you by the agency La Gaude Immo, located on Place du Marronnier in La Gaude.

Fees and charges :

