

1 750 000 €

**Buying house**

**7 rooms**

**Surface : 227 m²**

**Surface of the living : 59 m²**

**Surface of the land : 1256 m²**

**Year of construction : 1998**

**Exposition : Plein sud**

**View : Aperçu mer**

**Inner condition : good**

**Features :**

Pool, Fireplace, Automatic Watering,  
Laundry room, Automatic gate, App  
indépendant 30m2, Clim rever

5 bedroom

2 terraces

1 bathroom

3 show ers

3 WC

1 garage

4 parkings

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

30/04/2025 - Prix T.T.C



**House 23656 Valbonne**

Charming house of approximately 227 m², Provençal style, with terrace, swimming pool and garden. This property overlooks a splendid olive grove and benefits from a magnificent sea view. Ideally located in a popular condominium in Valbonne, it offers a quiet and sought-after environment. In addition, an independent large F1 style apartment is attached to the house. Contact me now to arrange a viewing and discover for yourself what this exceptional Residence has to offer. This real estate announcement concerns 1 main lot located in a co-ownership forming 49 lots in total not subject to any current procedure and an amount of charges of approximately 20.83 euros per month (i.e. 249.96 euros annually) declared by the seller. Agency fees payable by the seller. Energy display information on this property: ENERGY class B index 62 and CLIMATE class B index 9

Fees and charges :

Annual current expenses 240 €

Well condominium

49 lots in the condominium 1 750 000 € fees included

