

**990 000 €**

**Buying villa**

**6 rooms**

**Surface : 170 m²**

**Surface of the living : 33 m²**

**Surface of the land : 1714 m²**

**Exposition : Sud**

**Inner condition : To renovate**

**Features :**

Pool, Boiler, Domaine fermé, Study

5 bedroom

1 bathroom

2 showerers

3 WC

**Energy class (dpe) : E**

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

Document non contractuel

25/04/2025 - Prix T.T.C



### Villa 23.683 Valbonne

A rare offer: within walking distance of the village of Valbonne, in a quiet residential area, this family villa offers lovely volumes and benefits from beautiful sunshine throughout the day. It comprises, on the ground floor: an entrance hall, a beautiful living/dining room of approximately 34 m², a separate kitchen, a bedroom, an office, a shower room and a separate toilet. The first floor houses two further bedrooms and a bathroom with toilet. In addition, a 2-bedroom house with shower room and toilet and a separate loo. The house opens onto a nice garden with a swimming pool. Renovation work is required to enhance this ideal family villa. A rare opportunity, not to be missed!

**Fees and charges :**

990 000 € agency fees 4,76% à the responsibility of the buyer included

