

## Price on request

### Buying villa

Surface : 200 m<sup>2</sup>

Surface of the living : 55 m<sup>2</sup>

Surface of the land : 2670 m<sup>2</sup>

Year of construction : 1980

Exposition : Sud

View : Aperçus campagne

External condition : good

### Features :

Piscine chauffée 12x6, Fireplace, Pool house avec douche et w c, Air conditioning

5 bedroom

1 bathroom

2 show ers

4 WC

1 garage

1 cellar

Document non contractuel

31/08/2025 - Prix T.T.C



## Villa 23.717 Valbonne

**EXCLUSIVE LISTING.** This charming Provençal villa, located just steps from the highly sought-after village of Valbonne, offers great tranquility in the heart of a beautifully landscaped park. Built on two levels, this comfortable family home includes: a lovely entrance with cloakroom, guest toilets, a living room with a fireplace and impressive ceiling height, a dining room, a large equipped kitchen with a lovely view of the hills, all opening through sliding glass doors onto a covered terrace or garden. Two bedrooms, each with its own shower room and toilet, plus a dressing room. Upstairs: a spacious mezzanine, three bedrooms, a bathroom and a separate toilet. Additional features: a garage and a cellar. The flat garden of 2670 m<sup>2</sup>, planted with olive trees and Mediterranean shrubs, offers charming views of the countryside. It includes a large heated swimming pool (12x6m) with an electric cover and a pool house of about 14 m<sup>2</sup> with a shower and toilet. A wonderful address! Walking distance to the village, close to school pickups, and situated in a residential neighborhood!

Fees and charges :

