

**1 995 000 €**

**Buying house**

**6 rooms**

**Surface : 220 m²**

**Surface of the land : 1800 m²**

**Year of construction : 2000**

**Exposition : Plein sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Features :**

Piscine /bassin de nage, Fireplace,  
Automatic Watering, Laundry room,  
Automatic gate

4 bedroom

2 bathrooms

3 WC

2 garage



### House 23.688 Opio

A short walk from the historic heart of Valbonne, this charming single-story detached house is for sale in a quiet, residential area. Enjoying full, sunny south exposure, it offers unobstructed views, ensuring a peaceful living environment. The 220 m² property sits on a magnificent 1,800 m² landscaped plot of land on two terraces, beautifully planted with trees and fully equipped with a swimming pool/lap pool. The villa features a beautiful entrance hall, living room, dining room, fitted kitchen, pantry, 4 bedrooms, 2 bathrooms, 1 shower room, and 3 separate toilets. A large double garage is also included. Built in 2000 and then completely renovated, it is in excellent condition. It also offers a laundry room and an automatic gate and watering system for optimal comfort.

**Fees and charges :**

**1 995 000 € fees included**

Document non contractuel

01/06/2025 - Prix T.T.C

