

# Charming villa with gorgeous view, VALBONNE

Price : € 1.700.000



**Rooms :** 8  
**Views :** Hills

**Bedrooms :** 4  
**Land Area :** 2200m<sup>2</sup>

**Bathrooms :** 4  
**Reference ID :** 277 / 277

**Sqft :** 238 m<sup>2</sup>

**Type :** House

This charming villa of 265m<sup>2</sup> in a very popular private domain with gatekeeper offers a very nice view of the hills and mountains. The villa has 4 spacious bedrooms, each with its own bathroom en-suite. The villa offers a beautiful setting for a holiday with family or friends, in a quiet and safe environment.

On the ground floor you will find the entrance, guest toilet and cloakroom. The bright and spacious living/dining room has a cozy fireplace and a separate study/TV corner. Then the fully equipped open kitchen. The large windows provide lots of light and a beautiful view over the hills towards the mountains. Through the sliding doors you have easy access to the covered terrace, where you can enjoy the summer evenings.

From the kitchen you reach the spacious and very pleasant covered summer kitchen, equipped with a refrigerator and worktop with sink. During the winter months it is also wonderful to stay here with a fireplace and heating. The sliding doors provide direct access to the sunny terrace and garden.

Also on the ground floor are the master bedroom en-suite with bath, separate shower, toilet and direct access to the garden through patio doors. The second bedroom en-suite with shower / toilet and access to a small balcony through the patio doors. Both rooms have wardrobes and air conditioning.

On the first floor 2 spacious bedrooms en-suite, one with kitchenette. Both equipped with wardrobes and air conditioning. A third smaller, but bright room that can be used as an office or studio.

Under the house you will find a large basement of 71m2 containing a gym with sauna, separate shower, a utility room with washer/dryer and a garage for one car. A carport for two cars completes this property.

The idyllic garden with various fruit trees has a very nice heated swimming pool 10 x 5M. There are several (partly) covered terraces around the house. The garden is equipped with a watering system and lightning. Connected to fiber. The villa is in very good condition and is an absolute must for those looking for luxury, comfort and tranquility.

This villa is located in a secure domaine with 3 tennis courts and a communal swimming pool, in a popular location close to all amenities such as shops, supermarket and schools. Only 8 minutes by car from the village of Valbonne and only 25 minutes from Nice airport.

Very unique on the market, a must see!

#### Features :

Water softener	Air-conditioning	Fireplace	Double glazing
Sliding windows	Internet	Window shade	Electric awnings
Simple flow ventilation	Crawl space	Electric shutters	Car port
Irrigation sprinkler		Outdoor lighting	Optical fiber
Caretaker	Electric gate	Bowling green	Swimming pool
Fitness	Sauna	Tennis court	

#### Area`s:

1 Land	1 Laundry room	1 Lavatory	1 Exercise room
1 Sauna	1 Garage	1	1 Entrance
1 Living room/dining area	1 Equipped kitchen	1 Study	1 Master bedroom
1 Bathroom / Lavatory	1 Bedroom	1 Shower room / Lavatory	1 Lavatory
1 Summer kitchen	1 Other	1 Landing	1 Bedroom
1 Walk-in closet	1 Bathroom / Lavatory	1 Bedroom	1 Shower room / Lavatory
1 Study			

#### Nearby:

Airport (25 minutes)	Highway (10 minutes)	Bus (3 minutes)	Town centre (8 minutes)
Shops (5 minutes)	Day care (3 minutes)	Primary school (3 minutes)	Secondary school (5 minutes)
Train station (15 minutes)	Hospital/clinic (15 minutes)	Doctor (5 minutes)	Sea (25 minutes)
Beach (25 minutes)	Sea port (25 minutes)	Supermarket (5 minutes)	Tennis (1 minutes)

Energy - Conventional consumption Class : E

Energy - Emissions estimate Class : B

Electricity : 1

Land Value Tax : 3.136 € / year

Energy - Conventional consumption : 264 kWh/m².year

Energy - Emissions estimate : 8 kg éqCO2/m².year



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