Beautiful villa in walking distance to Valbonne village

Price : € 2.950.000

Rooms : 8	**Bedrooms :** 6	**Bathrooms :** 5	**Sqft :** 350 m²	**Type :** House
Views : Countryside, Garden	**Land Area :** 5618m²	**Reference ID :**		

In a beautiful quiet area in walking distance of Valbonne, wonderful property of some 350m2 on largely flat grounds of 5618m2.
The property was completely renovated in 2017 and now offers a large entry hall with visitor toilet, dining room with fireplace opening to the terraces, beautiful fully equipped kitchen with AGA cooker, a huge living room with fireplace opening to the covered terrace and the gardens.
One guest bedroom with en-suite bathroom and a perfectly equipped laundry room.
An easy staircase leads to the first floor with the master bedroom with bathroom and a large dressing, 3 more bedrooms all with en-suite facilities, one opening to a balcony.
Well laid out gardens with a 11x5m swimming pool surrounded by ample sunning terraces, an excellent pool house cum guest cottage with a fully equipped kitchen and living room, a large bedroom and bathroom. Boules court, children's play area.
Double carport plus parking for many more.

A unique property, perfectly renovated in total peace and quiet with absolute privacy and in walking distance to the village!

Features :

Air-conditioning	Fireplace	Internet	Sliding windows
Window shade	Barbecue	Car port	Irrigation sprinkler
Outdoor lighting	TV distribution	Alarm system	Electric gate
Videophone	Bowling green	Playground	Swimming pool

Area`s:

1 Land	1 Hallway	1 Living-room	1 Dining room
1 Kitchen	5 Bedroom	5 Bathroom	1 Laundry room
1 Studio	1 Pool house		

Nearby:

Shops (5 minutes)	Beach (15 minutes)	Town centre (1500 metres)	Doctor (1500 metres)
Tennis (5 minutes)	Golf (5 minutes)	Airport (20 minutes)	Ski slope (45 minutes)

Energy - Conventional consumption Class : D
Energy - Conventional consumption : 216 kWh/m².year
Energy - Emissions estimate Class : C
Energy - Emissions estimate : 15 kg éqCO2/m².year
Land Value Tax : 2.303 € / year

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SIRET : 752 484 360 00017 – SAS capital de 1000 €

See more
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