

# Perfect family home – Valbonne

Price : € 1.795.000



**Rooms :** 8  
**Views :** Garden

**Bedrooms :** 5  
**Reference ID :** 332 / 332

**Bathrooms :** 3

**Sqft :** 210.29 m<sup>2</sup>

**Type :** House

Discover this charming Provençal villa, nestled within a prestigious private domain near the picturesque village of Valbonne. Offering approximately 225 sqm of elegant living space, this exquisite home sits on a beautifully landscaped 2,800 sqm garden. With sunny terraces, stylish lounge areas, and a large heated swimming pool with a pool bar, this is the ultimate retreat for families and friends seeking comfort, luxury, and serenity in a secured and absolutely quiet environment.

Upon entering, you are welcomed into an elegant living room with a cozy fireplace, seamlessly flowing into a modern, fully equipped open kitchen and a large dining area, also featuring a fireplace. Expansive windows flood the space with natural light and offer nice views of the terrace and lush garden. Sliding glass doors lead to an inviting spacious outdoor terrace, perfect for enjoying warm summer evenings.

On the garden level, the villa boasts a Master suite with en-suite bathroom (bath, shower, toilet) and direct terrace access. Two additional bedrooms, both opening onto the garden, sharing a bathroom with a bath and toilet. The upper floor offers two spacious bedrooms, sharing a recently renovated family bathroom. All bedrooms feature reversible air conditioning for year-round comfort.

Beneath the villa, a practical 14m<sup>2</sup> laundry room with wardrobes, along with an additional level perfect for an office, playroom, or

extra storage. The property also includes a big carport for two vehicles, a large garage and multiple outdoor parking spaces. An exterior toilet for added convenience around the pool area.

The beautifully flat garden is a peaceful heaven, featuring a heated swimming pool with a stylish design. Multiple terraces, both covered and open, provide perfect spots for relaxation, while an automatic irrigation system and ambient lighting enhance the outdoor experience.

Prime located in a secure gated domain, with three private tennis courts, a communal swimming pool, and abundant green spaces, including a forest that you can walk to from the villa. Nearby shops, supermarkets, and schools.

The charming village of Valbonne is just an 8-minute drive away, while Nice Airport can be reached in just 25 minutes. Cannes, with its famous beaches and vibrant lifestyle, is only 25 minutes away.

A true haven of peace, this exceptional villa is waiting for its new owners to create unforgettable memories.

'Living the French dream!'

#### Features :

Air-conditioning	Fireplace	Double glazing	Internet
Window shade	Connected thermostat	Crawl space	Car port
Irrigation sprinkler		Outdoor lighting	
Caretaker	Intercom	Electric gate	Video security
Videophone	Bowling green	Swimming pool	
Tennis court	Playground	Sliding windows	Electric awnings

#### Area`s:

1 Pool house	1 Garden	1	1 Living-room
1 Kitchen	1 Dining room	1 Bedroom	1 Bathroom / Lavatory
1 Bedroom	1 Bedroom	1 Bathroom / Lavatory	1 Corridor
1 Study	1 Laundry room	1 Lavatory	1 Garage
1 Bedroom	1 Bedroom	1 Shower room / Lavatory	1 Corridor

#### Nearby:

Airport (30 minutes)	Highway (10 minutes)	Bus (5 minutes)	Town centre (8 minutes)
Shops (5 minutes)	Day care (3 minutes)	Primary school (3 minutes)	Secondary school (7 minutes)
Golf (10 minutes)	Doctor	Sea (25 minutes)	Ski slope (60 minutes)
Beach (25 minutes)	Sea port (25 minutes)	Supermarket (5 minutes)	

Energy - Conventional consumption Class : B

Energy - Emissions estimate Class : A

Electricity : 1

Energy - Conventional consumption : 86 kWh/m<sup>2</sup>.year

Energy - Emissions estimate : 2 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



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