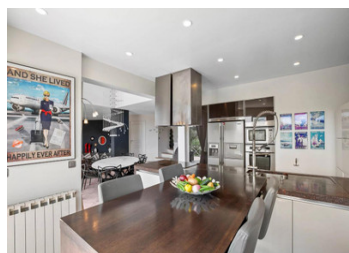


Valbonne - Beautiful villa in absolute calm



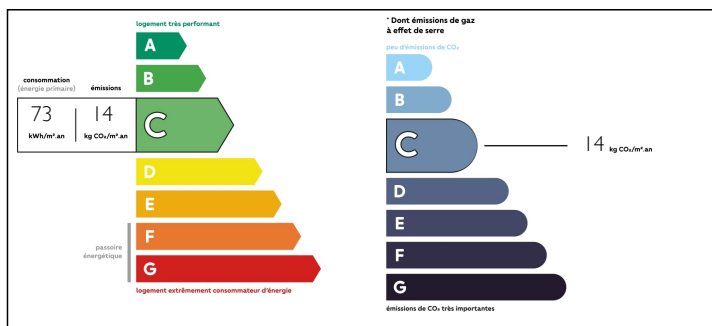
INFORMATION

Town:	Valbonne
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	227 m2
Plot Size:	0 m2

IN BRIEF

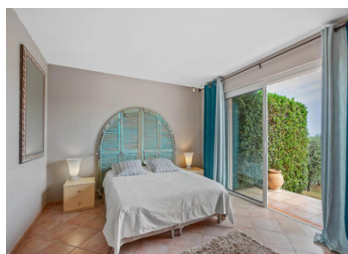
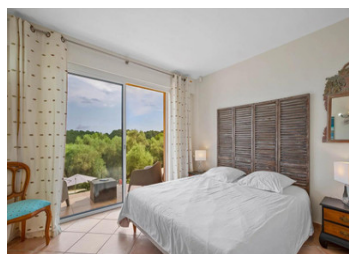
This spacious villa offers peace and quiet in one of Valbonne's most sought-after neighborhoods.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1 606 EUR

NOTES

DESCRIPTION

This spacious villa offers peace and quiet in one of Valbonne's most sought-after neighborhoods.

The villa consists of an entrance hall, dining room with full-height windows, living room with gas fireplace, and modern open kitchen - all of which have direct access on to the terrace. On this level is the master bedroom with an ensuite shower room and two additional bedrooms with a bathroom. Direct access to the attached garage.

Upstairs is a fourth bedroom, office/dressing room, or fifth bedroom and shower room.

At the garden level there is an independent apartment of 30 sqm with a lounge, bedroom area, equipped kitchen, and shower room. The apartment has its own terrace overlooking the pool.

The villa sits on a garden of 1256 m² with a swimming pool and overlooks a protected olive grove with a distant view of the sea. Absolute peace and quiet, no on-looking neighbors and excellent proximity to the medieval village of Valbonne. Quick access to Cannes, Antibes, Sophia Antipolis.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>