

House 227m on plot 1,256m . 7 rooms, 5 beds, 1 baths, 3 showers, independent apartment, garage, 3 pkgs, pool.



INFORMATION

Town:	Valbonne
Department:	Alpes-Maritimes
Bed:	5
Bath:	4
Floor:	227 m2
Plot Size:	1256 m2



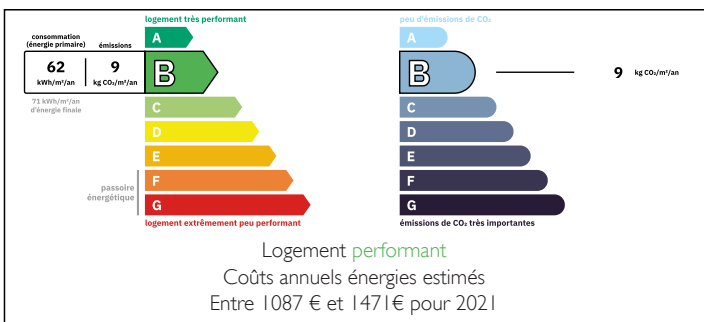
IN BRIEF

At the foot of the village of Valbonne, a house in absolute tranquility in a highly sought-after area. This property overlooks a splendid olive grove and enjoys a glimpse of the sea.

A garage. All on a 1256 m² terraced plot adorned with a swimming pool. Part of a development of 49 lots in total, with no ongoing legal proceedings.

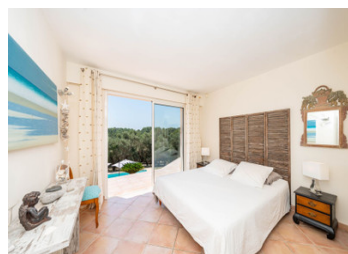
A garage.

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.



DESCRIPTION

The ground floor comprises an entrance hall, a living room, a dining room with an open-plan fitted kitchen, three bedrooms (one en suite with shower room), a bathroom, and two separate toilets. The first floor has two bedrooms and a shower room with toilet.

There is also a separate two-room apartment on the garden level.

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

LOCAL TAXES

Taxe foncière: 1800 EUR

NOTES