LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47339VAP06 Price: 830 000 EUR

agency fees to be paid by the seller

# Single-Storey Renovated Villa in Valbonne – Walk to Village, Big Plot, Pool Potential & Annex







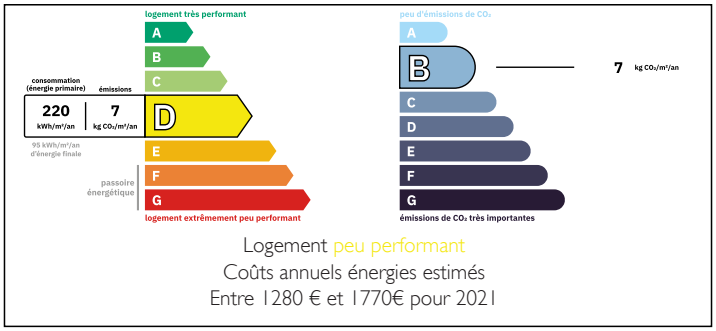








## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 1280 € et 1770€ pour 2021

## INFORMATION

| | |
|---|---|
| Town: | Valbonne |
| Department: | Alpes-Maritimes |
| Bed: | 3 |
| Bath: | 3 |
| Floor: | 113 m2 |
| Plot Size: | 1775 m2 |

## IN BRIEF

Vahe Pekmez and Leggett International Real Estate present a charming house ideally situated within walking distance of the historic village of Valbonne.

The fully renovated single-storey villa offers 113 m2 of bright, step-free living on a generous and relatively flat plot.

Benefiting from a south-facing orientation, the interior is filled with sunlight and opens seamlessly to landscaped grounds featuring multiple lounge terraces, with exceptional potential to install a swimming pool or construct a substantial extension.

Currently configured into two sections, the home features a 2-bedroom main residence alongside an adjacent independent 1-bedroom apartment. This adaptable setup provides rental revenue, private guest accommodation, or an easy combination into one large family home.

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.

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **842 EUR** |

## NOTES

## DESCRIPTION

OVERVIEW:
Vahe Pekmez and Leggett International Real Estate present a charming home set in a peaceful residential setting just a short walk from the historic center of Valbonne village. The single-storey home combines Mediterranean charm with modern convenience. With a total living surface of 113 m2, the property has undergone a complete, high-quality renovation requiring no additional work. A key asset of this single-level property is its step-free design ("plain-pied"), making it easily accessible and wheelchair-friendly. The villa is oriented towards the south, guaranteeing optimal sunlight throughout the day. The expansive plot provides rare development opportunities in this sector: there is ample space to build a swimming pool, undertake an extension, or even carry out an additional construction project. Outside, gravel and stone terraces provide multiple private sitting and dining areas surrounded by Mediterranean greenery and mature trees.

Technical features include double glazing throughout, split-system air conditioning, individual electric radiators, and direct connection to the municipal mains drainage system.

Running costs remain particularly attractive, with an annual property tax (taxe foncière) of only €842. The villa can also be purchased fully furnished, presenting a seamless turnkey solution.

LAYOUT:
The property offers 113 m2 of interior living space, currently organized into a main villa (approx. 74 m2) and an adjacent self-contained 1-bedroom apartment (approx. 39 m2).

An interior doorway can easily be created to unite both wings into a single residence, or kept separate for guest hosting and seasonal rental yields.

Main Residence:Covered entrance porch leading...