

[Click to view MFH-PROHWVB84495037](#)

## Family Villa With Cottage. Pool. And Walking Distance To Shops – Opio

Opio , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



**€1,150,000**

inc. of agency fees

4 Beds

218 sqm

CO-EXCLUSIVITY – This recently renovated villa (2022) is a true paradise and the perfect home for the whole family. Located south-facing...

### At a Glance

**Reference** MFH-  
PROHWVB84495037

**Bed** 4

**Near to** Opio

**Pool** Yes

**Price** €1,150,000

**Hab.Space** 218 sqm

**Land Tax** N/A

### Property Description

CO-EXCLUSIVITY – This recently renovated villa (2022) is a true paradise and the perfect home for the whole family. Located south-facing in a peaceful area, the property boasts a flat garden with a beautiful swimming pool and a separate guest cottage.

The main house, modern and bright, features 4 bedrooms and 3 bathrooms. The open-plan kitchen is fully equipped and flows seamlessly into the dining area and living room, complete with a cozy fireplace. Outdoors, there is a large lawn on one side of the house and the pool on the other. The remaining sides of the house offer several charming spaces: a seating area, a fireplace corner, and a barbecue area for enjoying the sunny days.

The ground floor is equipped with underfloor heating, and all bedrooms are fitted with reversible air conditioning for year-round comfort.

The separate guest cottage is perfect for visitors or seasonal rentals, offering a bedroom, a bathroom, and a kitchen open to the living room.

The villa is just a 5-minute walk from local shops, including a bakery, a restaurant, a park, and schools, and is ideally located in a large green space.

A true paradise that combines tranquility, comfort, and proximity to amenities.

Summary

Property type:	House
Bedrooms:	4
Price	€1,150,000

Key Information

Year Built:	1964
Internal Area:	218 sqm
Number of Fireplaces:	1
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
Has Air Conditioning?	Yes

Location: Provence-Alpes-Cote-d'Azur



## Gallery



















As Featured in



Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at **[bonjour@my-french-house.com](mailto:bonjour@my-french-house.com)**.

To see more great properties like this one, visit our daily updated website at **[www.my-french-house.com](http://www.my-french-house.com)**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved