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## Beautiful Provençal Villa With Pool In A Secure Area – Valbonne

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



**€1,795,000**

inc. of agency fees

5 Beds

227 sqm

Just a few minutes from the village of Valbonne, this charming 225 m<sup>2</sup> villa is set in a prestigious private estate with tennis...

### At a Glance

**Reference** MFH-  
PROHWVB85826932

**Bed** 5

**Near to** Valbonne

**Pool** Yes

**Price** €1,795,000

**Hab.Space** 227 sqm

**Land Tax** N/A

### Property Description

Just a few minutes from the village of Valbonne, this charming 225 m<sup>2</sup> villa is set in a prestigious private estate with tennis courts, communal pool and extensive green spaces. Set in 2800 m<sup>2</sup> of flat, landscaped grounds, it offers a peaceful living environment with heated swimming pool, pool house and numerous sun terraces.

The ground floor comprises a bright living room with fireplace, a modern kitchen opening onto the dining room with a second fireplace, and direct access to the outside. The garden level houses a master suite with bathroom and terrace, as well as two bedrooms sharing a bathroom. Upstairs are two further bedrooms and a renovated bathroom. All bedrooms are air-conditioned.

A converted basement includes a 14 m<sup>2</sup> laundry room and a flexible space (office, games room, etc.). A spacious garage, carport for two vehicles, several outdoor parking spaces and an outside toilet complete the property.

The well-maintained garden is equipped with automatic watering and mood lighting. The villa is 8 minutes from Valbonne, 25 minutes from Nice airport and the beaches of Cannes.

A family property combining comfort, security and quality of life in the heart of nature.

## Summary

Property type:	House
Bedrooms:	5
Price	€1,795,000

## Key Information

Year Built:	1995
Internal Area:	227 sqm
Number of Fireplaces:	1

### Property Features:

- Air-conditioning

Swimming Pool?	Yes
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Has Air Conditioning?	Yes
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Has Alarm	Yes
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**Location: Provence-Alpes-Cote-d'Azur**



## Gallery



















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**S. and L. BROWN**



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