

Valbonne – Provence-Alpes-Cote d'Azur

## Sole Agent - Beautiful villa in Private Estate with Sea View

*Property ID: 82754196*



**PURCHASE PRICE: 1.870.000 EUR • LIVING SPACE: ca. 220 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 3.875 m<sup>2</sup>**

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## At a glance

|                 |            |                |                                    |
|-----------------|------------|----------------|------------------------------------|
| Property ID     | 82754196   | Purchase Price | 1.870.000 EUR                      |
| Living Space    | ca. 220 m² | Total Space    | ca. 220 m²                         |
| Rooms           | 7          | Usable Space   | ca. 220 m²                         |
| Bedrooms        | 5          | Equipment      | Swimming pool,<br>Sauna, Fireplace |
| Type of parking | 1 x Garage |                |                                    |

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## Energy Data

|                                |            |
|--------------------------------|------------|
| Energy certificate valid until | 13.06.2033 |
| Power Source                   | Electric   |

|                          |                                |
|--------------------------|--------------------------------|
| Energy Certificate       | Energy consumption certificate |
| Final energy consumption | 180 kWh/m²a                    |
| Energy efficiency class  | D                              |

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## A first impression

Beautiful villa with a lovely view over the hills and the sea, located in a private gated estate in Valbonne.

On two levels it comprises an entrance which opens onto the living room, the dining room and the kitchen, which communicate with each other and open onto the terraces and the swimming pool. Enjoy the sea view even from inside. On the ground floor there is also a master bedroom with its adjoining bathroom / shower, a second bedroom which is currently used as an office, guest WC and access from the house to the double garage.

Upstairs you have three large bedrooms, one of which has an adjoining shower room and a second shower room. All open onto the terraces or the balcony and enjoy a view of the hinterland with the Gorges du Loup or the sea view.

Facing south, it enjoys maximum sunshine which allows you to enjoy many outdoor spaces throughout the day; the heated salt water swimming pool, the ping-pong area, the sauna.

Ideally located in Valbonne, close to international schools such as Mougins School, CIV and Sophia Antipolis, this villa is perfect for a family wishing to settle all year round or as a holiday home with many golf courses just a few minutes away.

Estimated annual energy expenditure for standard use: between €2074 and €2806 (subscriptions included). Energy price reference date to establish this estimate: 01/01/2021.

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

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## Contact partner

For further information, please contact your contact person:

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