



Lovely provencale villa in walking distance of Valbonne

Reference No: 2970

Price Euros: 1,550,000

Area: Valbonne

Town: Valbonne

Department: Alpes Maritimes

Bedrooms: 3

Land Size m2: 1,700

Habitable space m2: 170

Full Description: This lovely provençal villa of some 170m² is situated on a small domain in walking distance of Valbonne village and enjoys beautiful views over the countryside in a very quiet setting.

The villa, largely on one single level, is in perfect condition and is facing due south.

It offers a large entrance, a large living room opening to the terraces with fireplace, a separate dining area, large equipped provençal kitchen opening to terrace covered with a awning, master bedroom opening to the garden with a full bathroom, small bedroom, large dressings, laundry room/pantry.

On the first floor a large mezzanine with library/office enjoying beautiful views, a large bedroom with bathroom.

Huge basement which could easily be transformed into a separate apartment, storage, pool room.

Beautiful flat gardens of some 1700m² with many fruit trees and flowering bushes, completely illuminated, a large heated pool of 11x5m surrounded with large sun decks.

Parking for several cars, garden shed, kennel.

Lovely property in excellent shape!

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Brague, 06560, VALBONNE France - www.RHF1.com

Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

Carte professionnelle 5940T délivrée par la prefecture de Nice, Alpes Maritimes - Gérant GREEN Richard

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Property Features: Air conditioning, Alarm, Automatic Gates, Automatic Watering, Broadband / ADSL, Cave, Cave à Vin, Cos Residuel, Courtyard, Double Glazing, Exposed ceiling/roof beams, Fireplace, Heated Pool, Independant Apartment, Large Rooms, Laundry, Letting Potential, Outside Lighting, Private Garden, Private Pool, Quality Fittings, Satellite TV, Terrace, Tile Floors, Traditional roof with génoise

Nearby Amenities: Forest/Parkland, Golf Course, Local Shopping, Medieval Village, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Sports Complex, Swimming Pool, Tennis Courts, TGV - less than 1 Hour, Weekly market

View: Chateau, Countryside, Hills, Panoramic, Pleasant, Rural, Woods

Heating: Electric, Underfloor



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