



### **Lovely provencale villa with views down to the sea**

**Reference No:** 2240

**Price Euros:** 2,200,000

**Area:** Valbonne

**Town:** Le Rouret

**Department:** Alpes Maritimes

**Bedrooms:** 4

**Land Size m2:** 2,600

**Habitable space m2:** 250

**Full Description:** In a lovely quiet and green setting, charming provencale villa of appr. 250m2 on a large terrain of 2600m2 enjoying beautiful open views over the countryside down to the sea.

The villa comprises on the ground floor a large hall with guest toilet, a large living-room with fireplace opening out to lovely terrace with pergola, American style kitchen equipped with top quality equipment, large guest bedroom opening out to terrace, with bathroom, a small gym room, and a laundry room.

On the first floor are a large office, a spacious master Bedroom opening to a private terrace with panoramic views, with dressing room and large bathroom.

2 further bedrooms sharing a bathroom, and a separate toilet.

Lovely gardens of some 2600m2 planted with numerous olive trees, a beautiful pool house and swimming pool, a boules court and playing area.

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Brague, 06560, VALBONNE France - [www.RHF1.com](http://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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Total peace and quiet with wonderful views, a must-see!

**Property Features:** Alarm, Balcony, BBQ, Broadband / ADSL, Fireplace, Heated Pool, Large Rooms, Laundry, Outside Lighting, Parquet Floors, Pool Alarm, Pool-House, Private Garden, Private Pool, Quality Fittings, Satellite TV, Summer Kitchen, Terrace

**Nearby Amenities:** Forest/Parkland, Golf Course, Medieval Village, Public Transport, Restaurants, Ski-ing (-2hrs), Tennis Courts, Weekly market

**View:** Countryside, Mountains, Panoramic, Sea view, Woods

**Heating:** Electric



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