



### Wonderful luxury villa on large terrain

**Reference No:** 2273

**Price Euros:** 3,100,000

**Area:** Valbonne

**Town:** Roquefort Les Pins

**Department:** Alpes Maritimes

**Bedrooms:** 4

**Land Size m2:** 6,000

**Habitable space m2:** 265

**Full Description:** In a totally quiet setting at the end of a cul de sac in a domain, magnificent villa of around 265 m2 on a flat terrain of 6000m2.

The villa was constructed using top quality materials and is in excellent condition.

On the ground floor it comprises a large living room with beautiful fireplace opening to large covered terraces and the garden, a separate TV lounge, open kitchen which is completely equipped with dining area, 2 bedrooms with 2 bathrooms, both opening to private terrace.

On the first floor a large mezzanine that could serve as office and a beautiful master bedroom with large bathroom and private terrace.

Separate wing with buanderie and separate apartment with bedroom and mezzanine, plus second room. Lovely patio. Garage, winecellar.

Beautiful flat gardens with heated pool and poolhouse completely equipped with summerkitchen, fireplace, shower and toilet.

Possibility to extend the villa or build another one with a surface of 254m2.

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**Property Features:** Air conditioning, Alarm, Automatic Gates, Automatic Watering, Balcony, BBQ, Broadband / ADSL, Cave, Cave à Vin, CCTV security, Central vacuum system, Cos Residuel, Development Potential, Double Glazing, Exposed ceiling/roof beams, Fireplace, Large Rooms, Laundry, Letting Potential, Old Stone/tile floors, Outside Lighting, Pool Security, Pool-House, Private Garden, Quality Fittings, Satellite TV, Summer Kitchen, Terrace

**Nearby Amenities:** Fitness Center, Forest/Parkland, Golf Course, Local Shopping, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Tennis Courts, TGV - less than 1 Hour, Weekly market

**View:** Countryside, Pleasant, Woods

**Heating:** Central, Underfloor



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