



Wonderful provencale property very close to Valbonne village

Reference No: 2611
Price Euros: 3,200,000
Area: Valbonne
Town: Valbonne
Department: Alpes Maritimes
Bedrooms: 7
Land Size m2: 6,700
Habitable space m2: 400

Full Description: Very close to the village in Valbonne in a lush green environment enjoying some nice views over the hills and the woods, large provencale villa of some 400m2 on a terrain of 6700m2.

The villa, which is approached through a long drive way, is built over 2 levels and briefly comprises a large entrance hall with visitor toilet, a large living room opening to covered terraces and the garden, a TV lounge opening to the garden, 1 guest bedroom with bathroom opening to terrace.

Equipped kitchen opening to terrace with pantry, dining room, playroom.

3 more bedrooms with 2 bathrooms opening to terraces and the garden, Maids room with bathroom.

Upstairs the villa has another bedroom with bathroom opening to a balcony, master bedroom with full bathroom and office with private terrace.

Downstairs is a large garage with stoirage and a laundry room.

Beautiful gardens with space reserved for a tenniscourt, a large pool area with heated pool of 12x5m with a poolhouse with summerkitchen, shower and toilet and a sitting room.

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

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

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

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Ample parking for several cars and a carport for 3 cars.

Interesting property with lots of potential because of its COS ratio of 10%.

Property Features: Alarm, Automatic Gates, Automatic Watering, Balcony, Broadband / ADSL, Cave, Cos Residuel, Dependancies, Development Potential, Fireplace, Forage, Fountain, Heated Pool, Large Rooms, Laundry, Letting Potential, Old Stone/tile floors, Pool-House, Private Garden, Private Pool, Quality Fittings, Satellite TV, Summer Kitchen, Tennis Court, Terrace, Tile Floors, Wood Floors

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

View: Countryside, Hills, Medieval Village, Pleasant, Woods

Heating: Central, Gas



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