

# Beautiful provencal villa in walking dstance of Valbonne with incredible views

Price : € 1.799.000



**Rooms :** 7

**Views :** Mountains,  
Greenery, Countryside,  
Village

**Bedrooms :** 4

**Land Area :** 3298m<sup>2</sup>

**Bathrooms :** 4

**Reference ID :** 280 / 280

**Sqft :** 300 m<sup>2</sup>

**Type :** House

In a secure and sought-after domain in walking distance of Valbonne, boasting incredible panoramic views, beautiful provencal villa of some 300m<sup>2</sup> on wonderful grounds of 3298m<sup>2</sup>.

A stunning paved driveway surrounded by lovely provencal plants and shrubs leads up to the villa.

The villa offers a beautiful living room with high, provencal ceiling and an impressive fireplace, a separate dining room seating at least 10 people, perfectly equipped kitchen opening to the ample terraces and the view.

2 large master suites, both with full bathrooms and dressings.

On the lower level is a second reception room, 2 large bedrooms with en-suite facilities and a large utility room.

An ancient olive store in the garden serves as the most wonderful wine cellar.

Beautiful gardens with a large 11x6m heated swimming pool with a well equipped pool house with full kitchen and outdoor shower, car port for 2 cars and parking for several more.

All perfectly maintained and in great condition, a mere 10 minute stroll away from Valbonne village this is a must see property!

**Features :**

|                  |                      |                  |              |
|------------------|----------------------|------------------|--------------|
| Air-conditioning | Double glazing       | Electric awnings | Fireplace    |
| Furnished        | Internet             | Window shade     | Barbecue     |
|                  | Irrigation sprinkler | Outdoor lighting | Alarm system |
| Electric gate    | Videophone           | Swimming pool    |              |

**Area`s:**

|               |                  |                |           |
|---------------|------------------|----------------|-----------|
| 1 Living-room | 1 Dining room    | 1 Kitchen      | 4 Bedroom |
| 4 Bathroom    | 1 Reception room | 1 Laundry room | 1         |
| 1 Land        |                  |                |           |

**Nearby:**

|                         |                    |                              |                   |
|-------------------------|--------------------|------------------------------|-------------------|
| Airport (25 minutes)    | Beach (20 minutes) | Hospital/clinic (10 minutes) | Shops (2 minutes) |
| Town centre (2 minutes) |                    |                              |                   |



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