

# Lovely 5 bedroom villa with seaview close to Valbonne village

Price : € 1.870.000



**Rooms :** 8      **Bedrooms :** 5      **Bathrooms :** 3      **Sqft :** 200 m<sup>2</sup>      **Type :** House  
**Views :** Sea, Mountains, Forest, Countryside      **Land Area :** 3875m<sup>2</sup>      **Reference ID :** 340 / 340

Total peace and quiet, stunning views and walking distance to Valbonne village is what this beautifully kept villa of appr 200m2 offers.

Situated on top of a secured domain without any vis-a-vis on large grounds of 3875m2 the villa comprises on the ground floor an entry hall leading off to the living room with fireplace, dining room and fully equipped kitchen all opening up to the (covered\_ terraces and the pool area.

Master bedroom with dressing and en-suite bathroom and a second bedroom currently in use as office.

Access to the large 2 car garage.

Upstairs are 3 more large bedrooms, one with en-suite shower room, the other 2 share a bathroom, all with access to private terraces or balcony. A well equipped laundry room completes this level.

Lovely large garden with large terraces, lawned ares, an 11x5m heated swimming pool and an outhouse with sauna and shower. Parking for several cars.

Valbonne village is an easy 2km stroll, various shops are at the entry to the domain, Sophia Antipolis is a mere 5 minute drive and the airport just 20 minutes.

All in all a wonderful property, well worth a visit!

## Features :

SAS astrid segaar immobilier  
57 Les Rives du Golf – 6610 RD 7 – Le Perrussier  
83520 Roquebrune-sur-Argens, France  
Carte professionnelle : 8303 2018 000 026 682

Tel. +33 (0) 49 8122065  
Port. +33 (0) 6 69 27 29 08  
astrid@azurpavillon.com  
www.azurpavillon.com

IBAN : FR76 1460 7003 8760 1217 2279 814  
BIC : CCBPFRPPMAR  
TVA intracommunautaire : FR28752484360  
SIRET : 752 484 360 00017 – SAS capital de 1000 €

Air-conditioning	Double glazing	Fireplace	Internet
Barbecue		Irrigation sprinkler	Outdoor lighting
Alarm system	Electric gate	Intercom	Video security
Sauna	Swimming pool		

**Area`s:**

1 Hall	1 Living-room	1 Dining room	1 Equipped kitchen
5 Bedroom	3 Bathroom	1 Laundry room	2 Garage
1 Sauna	1 Land		

**Nearby:**

Airport (20 minutes)	Beach (10 minutes)	Golf (10 minutes)	Public pool (300 metres)
Supermarket (3 minutes)	Town centre (5 minutes)		

Energy - Conventional consumption Class : C

Energy - Emissions estimate Class : A

Electricity : 1

Housing Tax : 1.895 € / year

Energy - Conventional consumption : 110 kWh/m<sup>2</sup>.year

Energy - Emissions estimate : 3 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



See more

<https://www.astridsegaar-immobilier.fr/listing/lovely-5-bedroom-villa-with-seaview-close-to-valbonne-village-85790056>