

Lovely kept 4 bed villa in secured domain close to Valbonne village

Price : € 1.400.000



Rooms : 5 **Bedrooms :** 4 **Bathrooms :** 2 **Sqft :** 153 m² **Type :** House
Views : Mountains, Garden **Land Area :** 1400m² **Reference ID :** 345 / 345

In a secured and guarded domain close to Valbonne village, beautiful and well-kept villa of around 150m² on grounds of 1400m². The villa offers on the ground floor a large entrance hall with visitor toilet leading off to the vast living room with cathedral ceilings and fireplace, a TV den, opening to the terraces and the garden. Well equipped kitchen with breakfast corner opening to another terrace and access to the garage with mezzanine and cellar. Master bedroom with en-suite bathroom. Upstairs are 2 more good sized bedrooms plus a smaller one sharing one bathroom. Beautiful planted gardens with a beautiful heated swimming pool with automatic cover surrounded by large sunning terraces. Parking for several cars plus garage. Beautifully kept, very peaceful, well secured in close proximity to Valbonne village, schools, shops and Sophia Antipolis this is a lovely family villa or a wonderful holiday home! Well worth a visit!

Features :

Crawl space	Double glazing	Fireplace	Internet
Window shade		Irrigation sprinkler	Outdoor lighting

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TVA intracommunautaire : FR28752484360
SIRET : 752 484 360 00017 – SAS capital de 1000 €

Caretaker Electric gate Videophone Swimming pool

Area`s:

1 Hall	1 Living room/dining area	1 Equipped kitchen	1
1 Master bedroom	1 Bathroom	3 Bedroom	1 Bathroom
1 Garage	1	1 Mezzanine	1 Land

Nearby:

Airport (20 minutes)	Beach (15 minutes)	Golf (10 minutes)	Primary school (2 minutes)
Shops (5 minutes)	Ski slope (40 minutes)	Tennis (100 metres)	Town centre (7 minutes)

Energy - Conventional consumption Class : D

Energy - Emissions estimate Class : B

Electricity : 1

Land Value Tax : 2.476 € / year

Energy - Conventional consumption : 215 kWh/m².year

Energy - Emissions estimate : 7 kg éqCO₂/m².year



See more

<https://www.astridsegaar-immobilier.fr/listing/lovely-kept-4-bed-villa-in-secured-domain-close-to-valbonne-village-85860847>