



# LUXURY BY BLUE

INTERNATIONAL REALTY

Sole Agent - Spacious contemporary villa for sale near Valbonne village

Valbonne - 1 890 000 €

Ref. 84681565

Châteauneuf-Grasse close to Valbonne.

This spacious contemporary villa was built in 2003 and completely renovated in 2013. 310 square meters of living space with a beautiful entrance, spacious living room of approximately 56 square meters with a kitchen/dining room separated by a beautiful fireplace with double sided insert. Views of the garden and hills and the beautiful 5X12 mosaic pool.

Large ground floor bedroom with bathroom with access to the terrace. Another bedroom, laundry room, and bedroom/office with its shower room with access to the terrace in front of the house.

Upstairs, a pretty staircase leads to a landing that takes you to three bedrooms, one with a bathroom and the other two that share a large 'jack and gill' shower room.

In addition to the 310 square meters you have the basement, the owner has completely insulated and fitted out a very beautiful 140 square meter space that includes everything to entertain, a beautiful movie room, billiard/game room, a large wine cellar and even a bar for parties.

The land is mainly flat with a part that rises behind the house by terracing. Absolute calm, shops, beautiful views and very sunny and within walking distance of shops and beautiful walks in the countryside.

Living area : 310 m<sup>2</sup>

Bedrooms : 5

Surface area of land : 5834.00 m<sup>2</sup>

Exposition : South-west

Rooms : 10

✓Swimming pool

Fees payable by vendor



LUXURY BY BLUE  
INTERNATIONAL REALTY