



## LUXURY BY BLUE

INTERNATIONAL REALTY

Price drop - Charming house for sale in a sought-after area within walking distance of Valbonne village



Valbonne - 1 100 000 €

Ref. 84779156

Discover this charming and cosy, renovated, provencal house, nestled in a peaceful setting, surrounded by olive trees and offering uninterrupted views, including two clear seaviews. The property is completely private and on foot from Valbonne village, in a highly sought-after residential area.

With 169 m<sup>2</sup> of living space, mainly on one level, this house has two bedrooms on the ground floor including a master suite with an en suite bathroom opening out to the pool. A guest bedroom and guest WC. Upstairs, an additional bedroom with shower room and WC offers stunning views all the way to the sea. The ground floor features a large double living room, a semi-open fitted kitchen, a separate utility room and a dining area. Each room opens onto a superb terrace that surrounds the house, overlooking the superb 5x10 meter swimming pool and the 1000 m<sup>2</sup> grounds, planted with laurel trees and other Mediterranean plants.

The property also includes a garage, ample parking, fenced grounds with electric gates and the option to extend. Ideal as a second home or main residence for a couple or a family. Come and see for yourself!

Living area : 169 m<sup>2</sup>

Bedrooms : 3

Surface area of land : 1000.00 m<sup>2</sup>

Exposition : South-east

Rooms : 4



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✓Swimming pool ✓Sea view

Property tax : 1 682 €

Fees payable by vendor

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