

# B

## LUXURY BY BLUE

INTERNATIONAL REALTY

**NEW !!!!** Lovely single-storey villa, ideally located in a well-known area close to the village of Valbonne.



**Valbonne - 1 390 000 €**

Ref. 85130224

Discover this magnificent, fully renovated single-storey villa with a modern, refined interior. With a floor area of 186 m<sup>2</sup> and a 24 m<sup>2</sup> outbuilding, this property is located in a leafy natural setting, close to the Mougins and Valbonne international schools, in a sought-after area.

The villa features a vast 55 m<sup>2</sup> reception room with high ceilings and an insert fireplace, creating a warm and elegant ambience. It has three en suite bedrooms, each offering comfort and privacy, as well as an additional office/bedroom, ideal for teleworking or hosting guests. A large entrance hall and laundry room complete the layout.

An outside studio of 24 m<sup>2</sup> that could be converted adds further potential to this exceptional property. Set in beautifully landscaped, flat grounds of 1500 m<sup>2</sup>, the villa boasts a 15-metre swimming pool surrounded by vast terraces, perfect for enjoying the Mediterranean climate.

The villa is equipped with a heat pump air-conditioning system, guaranteeing optimum comfort all year round.



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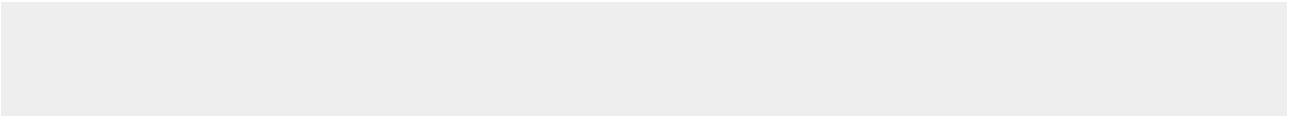
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Living area : 186 m<sup>2</sup>

Bedrooms : 4

Surface area of land : 1500.00 m<sup>2</sup>

Exposition : South, South-west Rooms : 5



Property tax : 1 500 €

Fees payable by vendor



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