



# LUXURY BY BLUE

INTERNATIONAL REALTY

Unique and Sumptuous Californian Villa with Panoramic Views



Valbonne - 3 970 000 €

Ref. 85348310

This superb Californian villa, set in a private, peaceful domain in Opio, boasts stunning panoramic views. Set in a 3,000 m<sup>2</sup> landscaped garden, this property harmoniously combines elegance and modernity in a refined architectural style.

Designed with the smallest detail in mind, each element of the villa has been created with particular care, reflecting exceptional quality of finish.

The main residence has five en suite bedrooms, while the pool house offers a sixth bedroom with living room and kitchen, creating an independent flat ideal for receiving guests.

The villa's unique character is further enhanced by its top-of-the-range features: bioclimatic pergola, underfloor heating on the ground floor, sliding windows, saltwater-heated swimming pool, state-of-the-art home automation and spacious, refined living spaces.

To complete this exceptional setting, the property also includes a large garage, offering both functionality and aesthetic appeal.

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

Bedrooms : 6

Surface area of land : 3000.00 m<sup>2</sup>

Exposition : South, South-east, South-west Rooms : 7



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✓Swimming pool

Fees payable by vendor

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