

1 050 000 €

Contact agency  
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For sale stone house

6 rooms

Surface : 136 m<sup>2</sup>

Surface of the land : 2550 m<sup>2</sup>

Year of construction : 1970

Exposition : Sud ouest

View : Dégagée

Features :

fireplace, 38 m<sup>2</sup> en RJ aménageables,  
Boiler, Gate, Grand jardin arboré

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : G

Document non contractuel

28/11/2024 - Prix T.T.C



## Stone house 23616 Valbonne

Exclusive: PRICE: 1,050,000 euros: net seller 987,000 Euros - commission payable by buyer: 63,000 euros (6% including tax). A 5-minute walk from the historic center of the village, whose roofs can be seen, beautiful architect-designed stone house built in 1970/71 and opening onto a 180° panorama of the Cannes hinterland. It comprises 6 rooms on two levels and enjoys a beautiful south-west exposure. Construction with a total surface area of 255 m<sup>2</sup>: on the living level (R+1), 136 m<sup>2</sup> of living space with a terrace of approximately 75 m<sup>2</sup> to the south. Living-dining room of approximately 6m HSP, with mezzanine and fireplace. Kitchen. In all 4 bedrooms, a bathroom and a shower room. 2 toilets, one of which is independent. On the ground floor, a space of 38 m<sup>2</sup> on one level overlooking the garden, easily convertible, closed garage, boiler room. The whole is to be renovated. Exceptional land, terraced and landscaped, 2550 m<sup>2</sup>, partially wooded in its northern part. The architect used cut stone and simple ironwork and marked the villa with selected details: the thickness of the porch walls, the porthole, the lowered arched intrados of the exterior staircase which forms a majestic curve inviting visitors to explore the building from the upper floor. . Do not hesitate to contact us for more information. Valbonne is known for its picturesque and tranquil atmosphere, its narrow streets lined with old houses. Several small shops and restaurants allow locals and visitors to discover the local gastronomy. The Villages

