

1 679 000 €

**Contact agency**

**Sud Provence Immobilier**

238, Chemin Des Ames du Purgatoire

06600 Antibes

04 93 34 73 77 / info@sudprovenceimmo.com

**For sale villa**

**6 rooms**

**Surface : 313 m<sup>2</sup>**

**Surface of the living : 70 m<sup>2</sup>**

**Surface of the land : 1540 m<sup>2</sup>**

**Year of construction : 1993**

**Exposition : Est ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, pool house, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

4 bedroom

1 terrace

2 bathrooms

2 showers

4 WC

5 parkings

1 cellar

Document non contractuel

Energy class (dpe) : C

18/07/2024 - Prix T.T.C

Emission of greenhouse gases (ges) : A



**Villa 1361 Valbonne**

VALBONNE, RESIDENTIAL DOMAIN, A few minutes from the village, and close to Sophia Antipolis, BEAUTIFUL TRADITIONAL SINGLE-FAMILY VILLA, with generous volumes, quality appointments, set in lovely flat, enclosed grounds of approximately 1,500 m<sup>2</sup> with waterfall pool. Large living spaces, living room of 70 m<sup>2</sup> with a character fireplace, a large open fitted kitchen to enjoy with family and guests, extended by a magnificent covered terrace which runs along the house, the swimming pool and the garden. You will find 3 bedrooms on one level with bathrooms, on the 1st floor a large master bedroom with dressing rooms, bathroom, hammam, jacuzzi. Annexes: office with shower room, basement, carport. Automatic gate. CE: C - Fees payable by the Seller.

Fees and charges :

1 679 000 € fees included

