

# BY BLUE

## INTERNATIONAL REALTY

Refined and elegant villa in absolute tranquility with open views of the hills in Opio



Opio - 1 995 000 €

Ref. 84748395

In a quiet and peaceful setting, surrounded by a beautiful garden, this family home offers an exceptional living environment.

Bathed in light, the spacious living and dining area, with an open-plan kitchen, opens onto two terraces, creating a living space that is both majestic and very cosy. A ground-floor bedroom, with its own bathroom and toilet, is also located on this level.

From the entrance, a magnificent staircase leads to the upper floor, where three more bedrooms are located, including a spacious master suite with a walk-in closet and bathroom. Finally, a fifth bedroom, with a shower room and toilet, has independent access from the garden.

The large Mediterranean garden, featuring several relaxation areas, the swimming pool surrounded by a beautiful wooden deck, and the pool house immerse you in the atmosphere of the dolce vita on the French Riviera.

The villa, recently renovated with taste and elegance, combines high-end materials and artisanal craftsmanship.

Additionally, a double garage, a carport for two vehicles, and several parking spaces complete

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this property.

Living area : 245 m<sup>2</sup>

Bedrooms : 5

Surface area of land : 3085.00 m<sup>2</sup>

Exposition : South, South-east Rooms : 8

✓Swimming pool ✓Terrace

Property tax : 1 996 €

Fees payable by vendor

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