

# BY BLUE

INTERNATIONAL REALTY

Beautiful Villa in Absolute Calm in a Highly Desirable Domain in Valbonne



Valbonne - 2 390 000 €

Ref. 85322165

CO-EXCLUSIVITY. Ideally located in a gated and secure estate near the village of Valbonne, this stunning Provençal-style villa combines charm and tranquillity. Nestled on a landscaped plot of 5,392 m<sup>2</sup>, this exceptional property offers absolute peace, a spacious, private garden, and a beautiful infinity pool measuring 11 x 5.5 m.

The home, designed for family comfort, is arranged on a single level, featuring a grand entrance hall, a living room with fireplace, a fully equipped kitchen, two en-suite bedrooms, a gym, and a large versatile room that can serve as a cinema, fifth bedroom, or playroom. Upstairs, two additional bedrooms share a shower room.

Additional highlights include a large basement, a carport, a recently renovated roof, underfloor heating, double glazing, and fibre optic connectivity for modern comfort.

The bonus? Direct access to the forest, perfect for family walks or outdoor activities in nature. The flat, mature, and landscaped grounds also include a pétanque court.

For information on the risks to which this property is exposed, visit the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr).

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Living area : 250 m<sup>2</sup>

Bedrooms : 4

Surface area of land : 5392.00 m<sup>2</sup>

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

✓Swimming pool

Property tax : 3 040 €

Fees payable by vendor

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