

# BY BLUE

INTERNATIONAL REALTY

Charming Villa Steps from Valbonne



Valbonne - 1 495 000 €

Ref. 85421079

Immerse yourself in Provençal charm with this character-filled villa, perfectly located just a short stroll from the picturesque village of Valbonne. Set on a flat plot of approximately 2,400 m<sup>2</sup> adorned with ancient olive trees, this property offers unmatched privacy and a quintessential Mediterranean ambiance.

The villa boasts four bright bedrooms and three bathrooms, thoughtfully designed to ensure comfort for both family and guests. The open-plan living spaces, seamlessly connecting the kitchen, dining area, and lounge, create a warm and inviting atmosphere - perfect for entertaining or enjoying daily life.

Outside, the allure continues with a large pool nestled in lush greenery, generous outdoor dining areas, and tranquil spots for relaxation.

This exceptional property combines elegance, comfort, and an unbeatable location. With the timeless charm of Valbonne's boutiques, cafés, and restaurants just steps away, this villa presents a rare opportunity to own a piece of paradise.

# BY BLUE

## INTERNATIONAL REALTY

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

Living area : 190 m<sup>2</sup>

Bedrooms : 4

Surface area of land : 2400.00 m<sup>2</sup>

Exposition : South

Rooms : 5

✓Swimming pool

Property tax : 1 781 €

Fees payable by vendor

# BY BLUE

INTERNATIONAL REALTY

