

**Price on request**

**Contact agency**  
**Agence de l'Olivier**  
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**For sale villa**

**6 rooms**

**Surface : 200 m²**

**Surface of the living : 55 m²**

**Surface of the land : 2670 m²**

**Year of construction : 1980**

**Exposition : Sud**

**View : Aperçus campagne**

**External condition : GOOD**

**Features :**

Piscine chauffée 12x6, fireplace, Pool house avec douche et w c, air conditioning

5 bedroom

1 bathroom

2 show ers

4 WC

1 garage

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : C**

Document non contractuel

09/09/2025 - Prix T.T.C



**Villa 23.717 Valbonne**

**EXCLUSIVE LISTING.** This charming Provençal villa, located just steps from the highly sought-after village of Valbonne, offers great tranquility in the heart of a beautifully landscaped park. Built on two levels, this comfortable family home includes: a lovely entrance with cloakroom, guest toilets, a living room with a fireplace and impressive ceiling height, a dining room, a large equipped kitchen with a lovely view of the hills, all opening through sliding glass doors onto a covered terrace or garden. Two bedrooms, each with its own shower room and toilet, plus a dressing room. Upstairs: a spacious mezzanine, three bedrooms, a bathroom and a separate toilet. Additional features: a garage and a cellar. The flat garden of 2670 m², planted with olive trees and Mediterranean shrubs, offers charming views of the countryside. It includes a large heated swimming pool (12x6m) with an electric cover and a pool house of about 14 m² with a shower and toilet. A wonderful address! Walking distance to the village, close to school pickups, and situated in a residential neighborhood!

**Fees and charges :**

