

1 679 000 €

Buying 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 : Sud ouest

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : Tuiles

Features :

pool, fireplace, Chambre de plain-pied, double glazing, Automatic Watering, Laundry room, Automatic gate, calm

4 bedroom

1 terrace

2 bathrooms

2 showers

4 WC

5 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

14/03/2025 - Prix T.T.C



### Villa 1361 Valbonne

VALBONNE, RESIDENTIAL DOMAIN, Close to the village and easy access to Sophia Antipolis, TRADITIONAL DETACHED VILLA, NEO PROVENÇAL STYLE. Flat wooded and enclosed land with swimming pool. Villa with very beautiful volumes, living room of 70 m<sup>2</sup> with fireplace ; a large equipped American kitchen. 4 bedrooms including 3 on the ground floor with bathrooms. Upstairs a large master bedroom with dressing rooms, bathroom with jacuzzi. Quality services. Magnificent terrace to enjoy family meals. An outbuilding: studio. CE: C - GES: A. Fees payable by the Seller. Information on the risks to which this property is exposed is available on the géorisques website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :

1 679 000 € fees included



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