

2 850 000 €

Buying villa contemporaine

6 rooms

Surface : 230 m<sup>2</sup>

Surface of the living : 90 m<sup>2</sup>

Surface of the land : 2000 m<sup>2</sup>

Year of construction : 2014

Exposition : Sud

View : Dégagée

Inner condition : excellent

External condition : exceptional

Features :

heated pool, Salle de sport de 25 m<sup>2</sup>,  
Automatic Watering, Laundry room,  
Automatic gate, Systhème alarme  
sophistiqué, Electric shutters, Air  
conditioning

4 bedroom

1 bathroom

2 show ers

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

23/10/2024 - Prix T.T.C

VENTE  
DISCRETE

LUXUEUSE

COMPTEMPORAINE  
Agence de l'Olivier

AGENCE DE L'OLIVIER  
VALBONNE  
04 93 12 10 33

### Villa contemporaine 23640 Valbonne

EXCLUSIVE! Walking distance from the historic heart of Valbonne, in a quiet residential area, magnificent contemporary south-facing villa with open views of the hills, without any overlooking. With a surface area of approximately 230 m<sup>2</sup>, it includes 5/6 rooms on 2 levels: Entrance hall, double reception and luxurious open fitted kitchen; all 98 m<sup>2</sup> flooded with sunshine thanks to bay windows opening onto beautiful terraces, a master bedroom with dressing room and shower room and toilet. Floor: bedroom with shower room, 2 other bedrooms sharing a bathroom. Laundry room attached garage. High-end service and perfect condition - automatic gate and sophisticated interior and exterior alarm system Lovely 2,000 m<sup>2</sup> garden, well planted and equipped with a heated swimming pool and a gym.

Fees and charges :

2 850 000 € fees included