

# BY BLUE

## INTERNATIONAL REALTY

CO-EXCLUSIVITY - EXCEPTIONAL property near Valbonne Rare opportunity



Opio - 3 200 000 €

Ref. 85298955

Located in a private gated domain of 11 villas just minutes from the sought-after village of Valbonne and next to a renowned golf course, this very calm and elegant property, the most beautiful in the domain captures the essence of Mediterranean living within a charming landscaped garden of approx. 4500 m<sup>2</sup>, bathed in light and serenity.

The property comprises 2 independent houses and an independent guest house:

The main villa of approx. 300m<sup>2</sup> offers a spacious, light-filled double living room, lounge-library with fireplace, convivial kitchen also with a fireplace and alcove extended by a summer kitchen, study, ground-floor master suite with access to the main terrace.

Upstairs: bedroom with sitting room, shower room and roof terrace. On the garden level: billiard room, wine cellar, bedroom/gym with shower with access to the swimming pool.

A 93m<sup>2</sup> independent house comprising lounge, fitted kitchen diner, two bedrooms, shower room and private terraces.

And an independent guest house of around 42 m<sup>2</sup>, ideal for guests, staff or rental, with lounge, sleeping area, shower room and terrace.

The magnificent landscaped garden is a veritable jewel of greenery, carefully tended, inviting you to contemplate and relax.

At the heart of this Eden, you'll find a superb, secure swimming pool (11 x 4.5 m), complete

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with a convivial pool house and summer kitchen, ideal for shady lunches and socialising.

Numerous terraces, veritable outdoor living rooms, offer a variety of atmospheres and soothing views over this enchanting landscape, inviting you to follow the sun throughout the day and savour each moment in perfect harmony.

A carport for two vehicles and a large number of parking spaces round off these top-of-the-range features.

The detached homes offer strong rental potential (seasonal or annual), in one of the most sought-after areas on the Côte d'Azur.

A haven of peace combining discreet luxury and the Provencal art of living.

Living area : 433 m<sup>2</sup>

Bedrooms : 6

Surface area of land : 4500.00 m<sup>2</sup>

Exposition: South, South-east, South-west

Parking : 6

Rooms : 9

✓Swimming pool

Property tax : 3 283 €

Fees payable by vendor

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