

# BY BLUE

## INTERNATIONAL REALTY

Charming Provençal Villa – Walking Distance to Valbonne Village



**Valbonne - 1 090 000 €**

Ref. 85979643

Sole agent: Located within a secure private estate of just five villas, this Provençal-style home is only a short walk from the highly sought-after village of Valbonne. It offers approximately 149 sqm of living space on a flat, landscaped plot of around 780 sqm.

On the garden level, the property features a master suite with a private bathroom and walk-in wardrobe, as well as an office that can easily be converted into a fourth bedroom.

The living room and kitchen benefit from a triple aspect, ensuring constant natural light throughout the day.

Upstairs, two additional bedrooms share a bathroom with toilet facilities.

The house is equipped with an eco-friendly heating system powered by solar panels, delivering significant energy savings.

Key features:

Swimming pool

Fireplace

Electric vehicle charging station

Solar panels (high energy efficiency)

Fibre-optic internet

Quiet, green, and residential setting

The property enjoys quick access to local schools in the village:

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Daudet Nursery School  
Les Campouns Primary School  
Niki de Saint Phalle Middle School  
Valbonne International School (CIV) – Middle & High School  
Simone Veil High School

Living area : 149 m<sup>2</sup>

Bedrooms : 3

Surface area of land : 780.00 m<sup>2</sup>

Exposition: South, South-east, South-west Rooms : 4

✓Swimming pool

Property tax : 1 060 €

Fees payable by vendor

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