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INTERNATIONAL REALTY

CO-EXCLUSIVITY - Exceptional Contemporary Villa – Valbonne, Peaceful Setting



Valbonne - 3 400 000 €

Ref. 86200614

Co-exclusive: In a lush and preserved setting, in the heart of Valbonne, this contemporary villa of around 326 m² of living space exudes elegance. From the moment you arrive, a magnificent paved entrance sets the tone: refinement and exclusivity. Its mineral façade with clean lines is reflected in a stunning mirror pool – a true architectural signature.

The spacious living-kitchen area of about 81 m², enhanced by large bay windows, enjoys exceptional brightness and a seamless flow towards the terraces. The night area offers 5 en-suite bedrooms, including one on the ground floor, each with its own bathroom or shower room. Two offices complete the layout, allowing family life and professional activity to be perfectly combined with comfort and discretion.

The carefully landscaped outdoor areas extend the villa's comfort: more than 200 m² of terraces, a wooden outbuilding, an outdoor shower room, and a carport of about 80 m². Altogether, it embodies the art of entertaining in a peaceful and private environment.

High-end features:

Air/Water heat pump (2022)

Full underfloor heating

Premium aluminum joinery

Excellent energy performance: DPE A, GES A.

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Ideal for a family or a discerning buyer, this villa is a turnkey residence offering calm, comfort, and impeccable features. A rare find on the French Riviera!

Living area : 326 m²

Bedrooms : 5

Surface area of land : 2452.00 m²

Exposition : East, West, South Rooms : 9

✓Cave

✓Swimming pool

✓Terrace

Property tax : 3 193 €

Fees payable by vendor

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