

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 m², bathed in light and serenity.

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

The main villa of approx. 300m2 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 93m2 independent house comprising lounge, fitted kitchen diner, two bedrooms, shower room and private terraces.

And an independent guest house of around 42 m2, 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



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-therange 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.

Surface habitable: 433 m² Chambres: 6 Surface terrain: 4500.00 m²

Exposition: South, South-east, South-west Parking: 6 Pièces: 9

✓ Piscine

Taxe foncière : 3 283 €

Les honoraires sont inclus à la charge du vendeur











