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Spacious villa with 5 bedrooms plus an independent flat for sale in Opio



Opio - 1 150 000 €

Ref. 85719459

Discover this beautiful villa of around 205 m², completely renovated in 2022 using quality materials, offering an ideal living environment for a family looking for comfort and tranquillity. Situated in a peaceful setting with a south-facing aspect, this property is ready to welcome its new occupants, with no work required.

The villa has 5 to 6 bedrooms and 4 bathrooms, offering an optimised layout for enjoyable family life. The kitchen is fully equipped with quality appliances, including an SMEG oven, and opens onto a large, bright living room with fireplace. A dedicated children's lounge provides the perfect play area, but can also be converted into an office or sixth bedroom, depending on your needs.

The villa's ground floor houses a bedroom with its own bathroom and separate toilet, as well as a laundry room. Upstairs, the master suite has an en suite bathroom and dressing room, while two further bedrooms share a stylish family bathroom.

The villa offers modern comforts with quality features including underfloor heating on the ground floor, reversible air conditioning in all rooms and an energy-saving B rating.

An independent guest house, with bedroom, bathroom and kitchen opening onto the living room, provides the perfect space for entertaining guests or generating income through seasonal rental.

The flat garden of around 1833 m² is ideal for children, with a large, secure area to play in peace and quiet. The free-form swimming pool promises relaxing family moments, while the



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outdoor area with lounge, fire pit and barbecue provides the perfect setting for al fresco dining and social evenings. Plenty of parking spaces.

Ideally located close to Opio's shops, restaurants, parks and primary school, this villa is also very well served by a bus stop just a two-minute walk away, offering easy access to schools such as the CIV and LIV. The charming village of Valbonne is just 10 minutes away by car, and the airport and beaches are 25 minutes away, making this villa an exceptional place to live, combining comfort, practicality and quality of life.

Living area : 204.25 m²

Bedrooms : 6

Exposition : South

Rooms : 8

✓Swimming pool

Property tax : 1 441 €

Fees payable by vendor



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