



## LUXURY BY BLUE

INTERNATIONAL REALTY

Rare Opportunity in Valbonne Village – Bright 3-Bed Apartment with Garage in Recent Residence



Valbonne - 800 000 €

Ref. 85967533

Located on the second and top floor, in a corner position of a well-maintained development built in 2018, this bright and spacious three-bedroom flat offers 83.7 sqm of thoughtfully designed living space, just a short stroll from the heart of Valbonne village. Benefitting from a south-west facing aspect, it enjoys superb natural light throughout the day and the tranquillity of having only one adjoining neighbour.

The generous living area features cathedral-style ceilings, an open-plan fitted kitchen, and access to both a balcony (off the kitchen) and a terrace (off the lounge)—ideal for enjoying open views over the rooftops and surrounding greenery. The sleeping area includes three comfortable bedrooms, two shower rooms, and wide hallways that make everyday living especially comfortable. The property is in excellent condition throughout, with quality finishes.

Ideal as a main residence, holiday home, or for professionals working in nearby Sophia Antipolis. Sold with a secure underground garage, with the option to acquire up to two additional garages.

A rare find in a peaceful, small-scale residence just steps from the shops, restaurants, and vibrant atmosphere of Valbonne's historic centre.



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Living area : 83.7 m<sup>2</sup>

Bedrooms : 0

Exposition : South-west

Rooms : 4



Fees payable by vendor



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