



## LUXURY BY BLUE

INTERNATIONAL REALTY

Superb villa for sale near Valbonne



**Mouans-Sartoux - 3 700 000 €**

Ref. 86078168

Where the three main directions of the Cannes hinterland – Valbonne, Mougins, and Mouans-Sartoux – meet, you will find this magnificent and unique property. Each of these destinations offers you, depending on your wishes, a unique journey, whether historical or culinary. Quick access to the main roads and the airport remains convenient and easy, even in high season.

The villa combines the elegance of a Provençal home with Nordic design elements. The stone tower and wrought-iron decorative features add the special charm of an old château to this remarkable residence.

The layout includes:

- a spacious living room,
- two large dining rooms with kitchens,
- 6 bedrooms,
- 4 walk-in wardrobes,
- 5 bathrooms or shower rooms with WCs,
- a cellar,
- a laundry room,
- and multiple storage areas.

The house is surrounded by 3 covered and 3 open terraces, 3 barbecue areas, and a large 15 x 5 metre swimming pool with lighting and music for night-time swims.

A large double garage and garden storage facilities complete this exceptional property.



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Surface habitable : 370.5 m<sup>2</sup> Chambres : 6

Surface terrain : 3500.00 m<sup>2</sup>

Exposition : South, South-east Pièces : 8

✓Piscine

✓Terrasse

Taxe foncière : 3 846 €

Les honoraires sont inclus à la charge du vendeur





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