



VALBONNE 06560 FRANCE

€3,950,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Magnificent property combining charm and authenticity offering large volumes and refined appointments, offering panoramic views of the hills and the sea in the heart of a calm and preserved environment. The property consists of a main villa and 2 apartments, a 110 sqm 2 bedrooms, and a 42 sqm 1 bedroom.

**555 m,
4400 m Plot size,
Swimming pool, Spa**



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You will be charmed from the entrance which is through a very nice patio with its fountain, which leads you to the main villa composed as follows: entrance, large living room with fireplace opening onto a large covered terrace, dining room, large dining fitted kitchen, scullery, pantry and laundry room, large study, 3 bedrooms and their en-suite bathrooms, upstairs: 3 other en-suite bedrooms, including a master opening onto a beautiful terrace with sea view, at garden level, large living room with bar and play room opening onto terrace, gym, sauna and jacuzzi, cinema room and wine cellar. Beautiful landscaped garden over 4,400 sqm with swimming pool, planted with Mediterranean species, numerous palm and olive trees. Double garage with workshop, carport, several parking spaces. Ideally located in a residential and sought-after domain, 3 mins from shops and all amenities, 5 mins from the villages of Valbonne and Biot, 15 mins from the sea, 25 mins from Cannes and Nice airport. Unique family property or for investors property with significant rental income. Information on the risks to which this property is exposed is available on the Geohazards website : georisques.gouv.fr



