



MOUANS-SARTOUX 06370 FRANCE

**€2,750,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

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Just five minutes from the charming village of Valbonne and twenty-five minutes from Nice Airport, this expansive family home lies at the heart of a beautifully landscaped park, enhanced by a mature olive grove and offering open views over the surrounding hills. Upon arrival, a driveway winding through the orchard leads to the main entrance, where ample parking and a triple garage make welcoming guests effortless.

**278 m,  
8397 m Plot size,  
Swimming pool**

**€2,750,000**



On the ground floor, the house features an entrance hall with built-in storage, a bright double living room with dining area, an independent kitchen with adjoining laundry room, and a principal suite complete with study, walk-in wardrobe, shower room, and separate toilet, as well as a guest WC. These living spaces open onto a south-facing terrace and garden, while large pocket sliding windows flood the interior with natural light. A partially covered section of the terrace offers welcome shade during the hottest days. Also on this level are two additional bedrooms, each with its own shower room, along with a spacious self-contained studio. Upstairs, two further bedrooms — one with a rooftop terrace — share a bathroom and separate toilet. Outdoors, the property offers high-quality amenities: a heated swimming pool measuring 16 x 7 m, a relaxation area with jacuzzi and waterfall, an air-conditioned pool house with wood-fired oven, a garden pergola, a wooden thatched hut, a pétanque court, a storage shed, and a technical room. Additional features include a private well, automatic irrigation, solar panels, and motorised gates. A ventilated crawl space and a generous basement ensure the home's durability and comfort.



A rare opportunity where comfort, space, and a natural setting come together in perfect harmony. Agency fees are payable by the seller. Information on the risks to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr)



