

## Elegant Family Home with Pool & Village Views



## INFORMATION

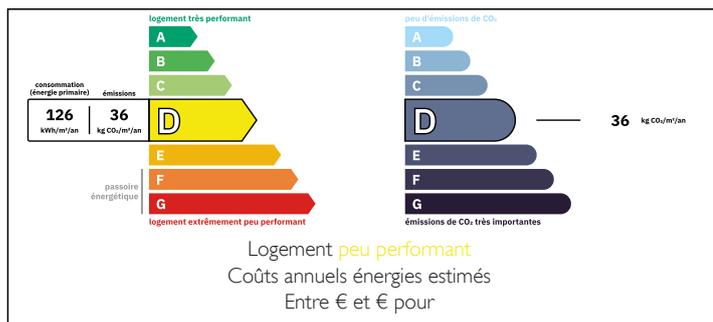
Town:	Opio
Department:	Alpes-Maritimes
Bed:	5
Bath:	2
Floor:	150 m <sup>2</sup>
Plot Size:	2025 m <sup>2</sup>

## IN BRIEF

Nestled in a highly sought after residential neighbourhood, this superb Provençal style villa offers approximately 150 m<sup>2</sup> of living space and an impressive 327 m<sup>2</sup> of total usable area, set on a magnificent flat plot of 2,025 m<sup>2</sup> with panoramic views across the village.

Perfectly designed for family living, the house provides five bedrooms arranged over several levels, generous reception areas, and a study. Outdoors, the landscaped gardens host a swimming pool, boules court and double carport, creating an idyllic environment for both relaxation and entertaining. South west facing and in good condition, this is a rare opportunity in one of the area's most desirable residential locations.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Set within a calm and highly prized residential sector, this attractive Provençal villa combines generous volumes, panoramic views and an excellent family layout. The property offers around 150 m<sup>2</sup> of living accommodation, complemented by an exceptional 327 m<sup>2</sup> of total usable space, all set within a perfectly flat landscaped plot of 2,025 m<sup>2</sup> enjoying a south-west orientation and sweeping views over the surrounding village and countryside.

The ground floor opens with an entrance hall leading into a bright living-dining room, ideal for family life and entertaining. A separate fitted kitchen is supported by a practical pantry, while a dedicated office provides a comfortable space for working from home.

On the garden level, two bedrooms with dressing rooms share a bathroom and WC, creating a private and functional sleeping area. The first floor accommodates two further bedrooms, again with dressing rooms, along with a bathroom and WC. The top floor completes the accommodation with an additional bedroom featuring its own dressing room and WC, offering flexible use as a principal suite, guest room or teenager's retreat.

Outside, the flat and beautifully maintained gardens provide multiple spaces for outdoor living. A swimming pool invites summer relaxation, while the boules court adds a classic Provençal touch. Shaded terraces and dining areas extend the living spaces outdoors, and a double carport ensures convenient parking.

Additional features include fireplace, air conditioning, double glazing, flyscreens, alarm system and crawl space storage, ensuring year round comfort and security. Ideally located within easy reach of shops,...

## LOCAL TAXES

Taxe foncière:	1856 EUR
Taxe habitation:	EUR

## NOTES