

## Renovation Opportunity - Villa with Large Garden Close to Valbonne Village



## INFORMATION

Town:	Valbonne
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	140 m <sup>2</sup>
Plot Size:	3730 m <sup>2</sup>



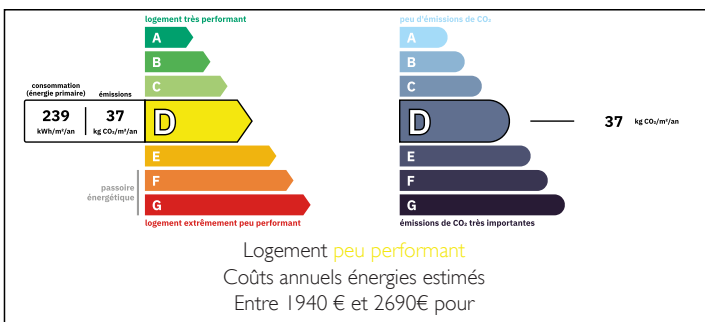
## IN BRIEF

Exclusively listed, this family home is ideally located close to the village of Valbonne and set on a beautiful flat wooded plot of approximately 3,730 m<sup>2</sup>. Offering a peaceful setting with excellent renovation potential, the property provides a great opportunity to create a personalised home in a highly sought-after location.

The ground floor comprises an entrance with office area, a bright living and dining room, a fully equipped kitchen, two bedrooms, a bathroom, and a guest WC. Upstairs, a spacious mezzanine offers additional flexible living space.

Outside, the large level garden provides ample space for landscaping or outdoor living areas. The property also benefits from a carport and several parking spaces.

## ENERGY - DPE



Renovation is required, making this an ideal project

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

Exclusively presented to the market, this family home enjoys a highly desirable setting just a short distance from the picturesque village of Valbonne, renowned for its charming squares, cafés, restaurants, and vibrant Provençal lifestyle. Positioned on a generous flat plot of approximately 3,730 m<sup>2</sup>, the property is surrounded by mature trees and greenery, offering privacy, space, and a tranquil environment.

The house is arranged over two levels and offers a practical layout well suited to family living, while also presenting an excellent opportunity for renovation and modernisation.

On the ground floor, the entrance opens into a welcoming hallway with a dedicated office area, ideal for remote working or study. The main living space consists of a bright living and dining room that benefits from natural light and views of the surrounding garden, creating a comfortable and inviting atmosphere for everyday living and entertaining.

The separate fully equipped kitchen provides functional workspace and storage, with potential for reconfiguration or opening into the living areas as part of a renovation project.

The ground floor also includes two bedrooms, a bathroom, and a guest WC, making the property practical for single level living if desired.

Upstairs, a large mezzanine overlooks the living space and provides a versatile additional area that could serve as a reading lounge, home office, guest sleeping area, or playroom.

One of the key highlights of the property is the expansive flat plot of 3,730 m<sup>2</sup>. The wooded garden offers a peaceful and natural setting, with ample space for landscaping,...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES