

Valbonne - Provence-Alpes-Cote d'Azur

# Renovated Provençal villa with guest apartment and pool

*Property ID: 86952239*



**PURCHASE PRICE: 970.000 EUR • LIVING SPACE: ca. 173 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 960 m<sup>2</sup>**

**Property ID: 86952239 - 06560 Valbonne - Provence-Alpes-Cote d'Azur**

- **At a glance**
- **The property**
- **Energy Data**
- **A first impression**
- **Contact partner**

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## At a glance

<b>Property ID</b>	<b>86952239</b>
<b>Living Space</b>	<b>ca. 173 m<sup>2</sup></b>
<b>Rooms</b>	<b>6</b>
<b>Year of construction</b>	<b>1986</b>

<b>Purchase Price</b>	<b>970.000 EUR</b>
<b>House</b>	<b>Single-family house / Detached house</b>
<b>Total Space</b>	<b>ca. 173 m<sup>2</sup></b>
<b>Modernisation / Refurbishment</b>	<b>2022</b>
<b>Equipment</b>	<b>Swimming pool, Fireplace</b>

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## Energy Data

Type of heating	Stove	Energy Certificate	Energy consumption certificate
Power Source	Gas	Final energy consumption	131 kWh/m <sup>2</sup> a
		Energy efficiency class	C
		Year of construction according to energy certificate	1986

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## **A first impression**

**In a residential setting close to amenities and a short distance from the village of Valbonne, this Provençal style villa has been carefully renovated, highlighting quality materials and a high standard of maintenance.**

**The main house is arranged on one level around a bright living space with impressive ceiling height, including a lounge and an open plan kitchen. Two bedrooms, a bathroom and an office complete this level. A mezzanine features an additional bedroom as well as a laundry area.**

**Connected to the house, an independent apartment offers a living room with kitchen, an office and a bedroom, providing a flexible solution for guests or additional use.**

**The garden, well maintained, includes a swimming pool and an annex with shower and WC. The property is presented in excellent condition and is ready for immediate occupancy.**

**This property is well suited as a second home or for those working in the surrounding area.**

**Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)**

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## Contact partner

**For further information, please contact your contact person:**

**Martina Aniansson & Marc Sebastian Aniansson**

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