

SINGLE-STOREY RENOVATED VILLA IN VALBONNE – WALK TO VILLAGE, BIG PLOT, POOL POTENTIAL & ANNEX

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PROPERTY FACT FILE

REFERENCE	A47339VAP06
PRICE	€ 830,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	113 m²
LAND	1775 m²
TOWN	Valbonne
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains drainage, Private parking, Barns - outbuildings

*Price based on current exchange rate which is subject to change





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- Single-storey layout, wheelchair friendly
- Walk to charming Valbonne village center
- Large plot: pool & extension potential
- Independent 1-bed apartment for guests/rent
- Fully renovated, turnkey option, low taxes

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Vahe Pekmez and Leggett International Real Estate present a charming house ideally situated within walking distance of the historic village of Valbonne.

The fully renovated single-storey villa offers 113 m2 of bright, step-free

DESCRIPTION

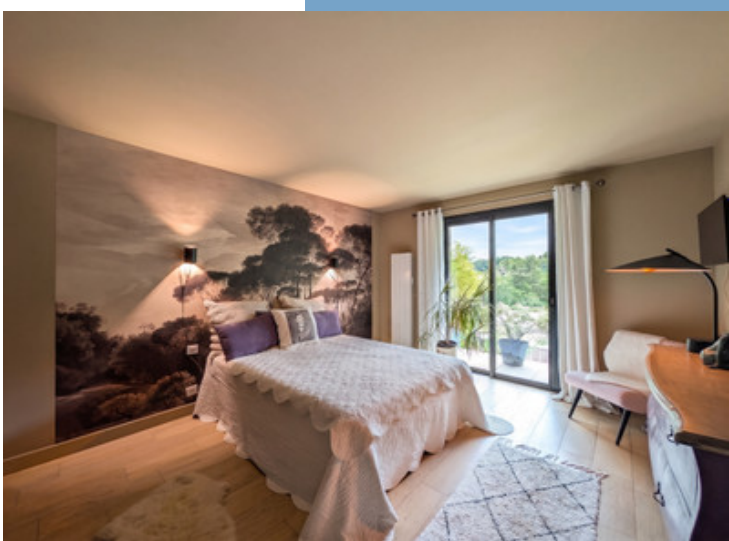
OVERVIEW:
Vahe Pekmez and Leggett International Real Estate present a charming home set in a peaceful residential setting just a short walk from the historic center of Valbonne village. The single-storey home combines Mediterranean charm with modern convenience. With a total living surface of 113 m2, the property has undergone a complete, high-quality renovation requiring no additional work. A key asset of this single-level property is its step-free design ("plain-pied"), making it easily accessible and wheelchair-friendly. The villa is oriented towards the south, guaranteeing optimal sunlight throughout the day. The expansive plot provides rare development opportunities in this sector: there is ample space to build a swimming pool, undertake an extension, or even carry out an additional construction project. Outside, gravel and stone terraces provide multiple private sitting and dining areas surrounded by Mediterranean greenery and mature trees.



Technical features include double glazing throughout, split-system air conditioning, individual electric radiators, and direct connection to the municipal mains drainage system.

Running costs remain particularly attractive, with an annual property tax (taxe foncière) of only €842. The villa can also be purchased fully furnished, presenting a seamless turnkey solution.

LAYOUT:
The property offers 113 m2 of interior living space, currently organized into a main villa (approx. 74 m2) and an adjacent self-contained 1-bedroom a...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47339VAP06

COMPLETE FILE AND PHOTO ON REQUEST

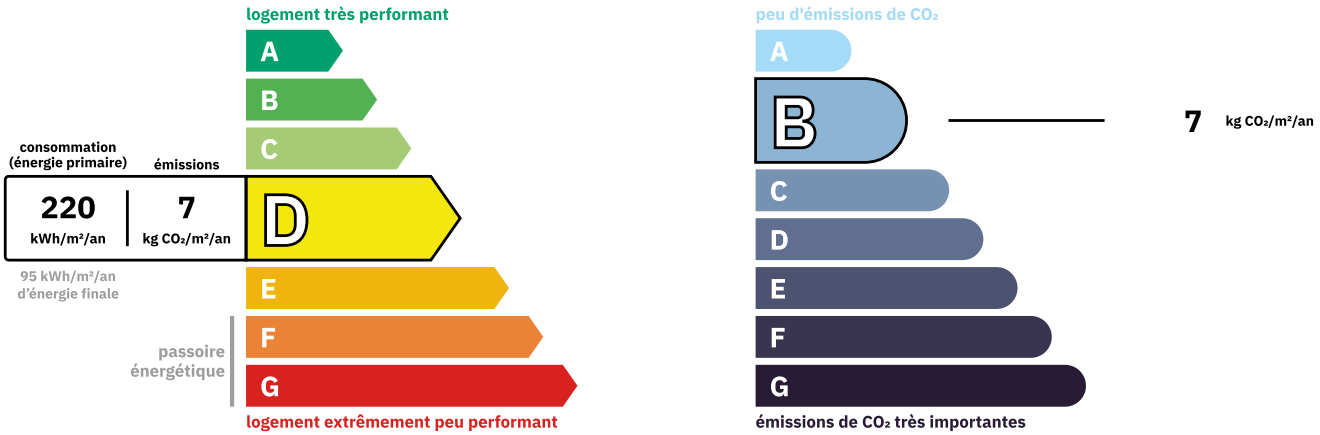
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 1280 € and 1770€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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