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## Family Villa With Cottage, Pool, And Walking Distance To Shops – Opio

Opio , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



# €1,190,000

inc. of agency fees

4 Beds

218 sqm

CO-EXCLUSIVITY – This recently renovated villa (2022) is a true paradise and the perfect home for the whole family. Located south-facing in a peaceful area, the property boasts a flat garden with a beautiful...

### At a Glance

**Reference** MFH-  
PROHWVB84495037

**Bed** 4

**Near to** Opio

**Pool** Yes

**Price** €1,190,000

**Hab.Space** 218 sqm

**Land Tax** N/A

### Property Description

CO-EXCLUSIVITY – This recently renovated villa (2022) is a true paradise and the perfect home for the whole family. Located south-facing in a peaceful area, the property boasts a flat garden with a beautiful swimming pool and a separate guest cottage.

The main house, modern and bright, features 4 bedrooms and 3 bathrooms. The open-plan kitchen is fully equipped and flows seamlessly into the dining area and living room, complete with a cozy fireplace. Outdoors, there is a large lawn on one side of the house and the pool on the other. The remaining sides of the house offer several charming spaces: a seating area, a fireplace corner, and a barbecue area for enjoying the sunny days.

The ground floor is equipped with underfloor heating, and all bedrooms are fitted with reversible air conditioning for year-round comfort.

The separate guest cottage is perfect for visitors or seasonal rentals, offering a bedroom, a bathroom, and a kitchen open to the living room.

The villa is just a 5-minute walk from local shops, including a bakery, a restaurant, a park, and schools, and is ideally located in a large green space.

A true paradise that combines tranquility, comfort, and proximity to amenities.

## Summary

Property type:	House
Bedrooms:	4
Price	€1,190,000

## Key Information

Year Built:	1964
Internal Area:	218 sqm
Number of Fireplaces:	1
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
Has Air Conditioning?	Yes

**Location: Provence-Alpes-Cote-d'Azur**



## Gallery



















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