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Charming Partially Renovated Property With Construction Potential - Valbonne

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



€2,840,000

inc. of agency fees

4 Beds 300 sqm 0.7 ha

Nestled in a peaceful and secluded green setting, this exceptional property spans a flat plot of 7,000 m² at the edge of the forest. Ideal for nature and horse lovers, it offers the possibility to create...

At a Glance

Reference MFH-
PROHWVB85136676

Bed 4

Land 0.7 ha

Near to Valbonne

Pool Yes

Price €2,840,000

Hab.Space 300 sqm

Land Tax N/A

Property Description

Nestled in a peaceful and secluded green setting, this exceptional property spans a flat plot of 7,000 m² at the edge of the forest. Ideal for nature and horse lovers, it offers the possibility to create a private stable with direct access to the forest, a rare opportunity in the heart of Valbonne.

The first and second floors of the house were beautifully renovated in 2022, while the garden level and exteriors await renovation, offering exciting potential for customization and enhancement.

The house, spread over three levels, comprises:

Ground floor: To be renovated, it includes an entrance hall, a cellar, an 80 m² room to be fitted out, a laundry room, and an office, all opening onto a large covered terrace.

First floor: Renovated in 2022, featuring a living room opening onto a terrace with views of the forest garden and pool, three bedrooms with garden access, and two bathrooms with showers and toilets.

Second floor: Renovated in 2022, it includes a master suite with double dressing rooms, a bathroom with shower, bathtub, and toilets, opening onto two rooftop terraces.

The exterior spaces, requiring renovation, include a jacuzzi with a pool house, a large stone terrace, a carport for two cars, an outbuilding currently converted into a studio with a mezzanine, and a workshop with a storage shed that can be adapted to your needs. The property features a beautiful, large swimming pool.

It is possible to expand the property with a neighboring 9,000 m² non-buildable plot. Part of the 7,000 m² land can be detached and is buildable for a floor area of 100 m² or 200 m² in a 2,000 m² zone. Water is supplied by a borehole with a well.

Ideally located just a few minutes from the village of Valbonne, this property combines tranquility and potential for division for additional construction. A rare opportunity for such a large and flat plot for those seeking peace, close to golf courses in the heart of Valbonne.

Summary

Property type:	House
Bedrooms:	4
Price	€2,840,000

Key Information

Internal Area:	300 sqm
Land Area:	0.7 ha
Number of Fireplaces:	1
Property Features:	
• Fireplace	
Swimming Pool?	Yes

Location: Provence-Alpes-Cote-d'Azur



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