

**2 100 000 €**

**For sale house**

**8 rooms**

**Surface : 335 m²**

**Surface of the land : 4272 m²**

**Year of construction : 01/01/1975**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : Good**

**Features :**

Vente urgente, Interphone, meublé,  
Fireplace, alarme, Pool, Air conditioning,  
Prox. écoles, Prox. commerces, Prox.  
transports, Volets Roulants électriques en  
partie, Double Glazing, Environnement  
Résidentiel

5 bedroom

1 bathroom

3 showers

5 WC

1 garage

**Legal information**

2 100 000 €

Fees paid by the owner, no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



**House 11573 Valbonne**

In a peaceful neighbourhood in Plascassier, just a few minutes from Valbonne and Mougins, this beautiful 335 m² villa on a 4300 m² plot is perfectly maintained, offering a comfortable and tranquil living environment. Facing south, it benefits from abundant natural light and panoramic views extending to the Mediterranean. On the garden level, a double living room with an open-plan kitchen opens onto the terraces, flat lawn, pool, and its summer kitchen. You will also find two large bedrooms with en-suite bathrooms and toilets. In addition, this level includes a wine cellar, laundry room, workshop, and access to the double garage. Upstairs, there is a separate kitchen, a living/dining room with a terrace and breathtaking sea views, and three spacious bedrooms, two of which have en-suite bathrooms and private toilets. Large terraces with sea views. The two floors are accessible separately and via an internal staircase. The property sits on...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 4850 and 6564 € (reference year 2025)  
Document non contractuel - 29/04/2025



**Agence de Provence - 6 place de la Foux - 06130 Grasse**

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