



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



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VILLAGE, BIG PLOT, POOL  
POTENTIAL & ANNEX ...



| PROPERTY FACT FILE                                                              |                                                                           |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| REFERENCE                                                                       | A47339VAP06                                                               |
| PRICE                                                                           | € 945,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM                                                                         | 3                                                                         |
| BATHROOM                                                                        | 3                                                                         |
| ACCOMMODATION                                                                   | 113 m <sup>2</sup>                                                        |
| LAND                                                                            | 1775 m <sup>2</sup>                                                       |
| TOWN                                                                            | Valbonne                                                                  |
| DEPARTMENT                                                                      |                                                                           |
| LOCATION                                                                        | Town property                                                             |
| TYPE                                                                            | Maison de Vacances, Bed and Breakfast, House                              |
| CONDITION                                                                       |                                                                           |
| FEATURES                                                                        | Mains drainage, Private parking, Barns - outbuildings                     |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                           |



- 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.

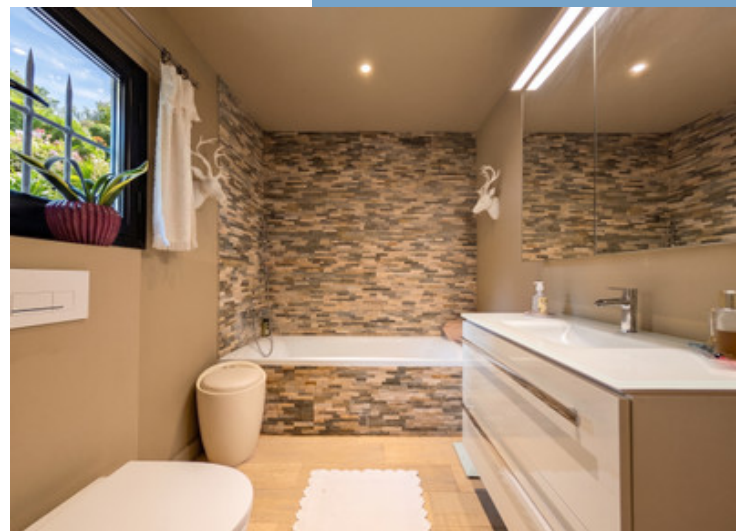
### LAYOUT:

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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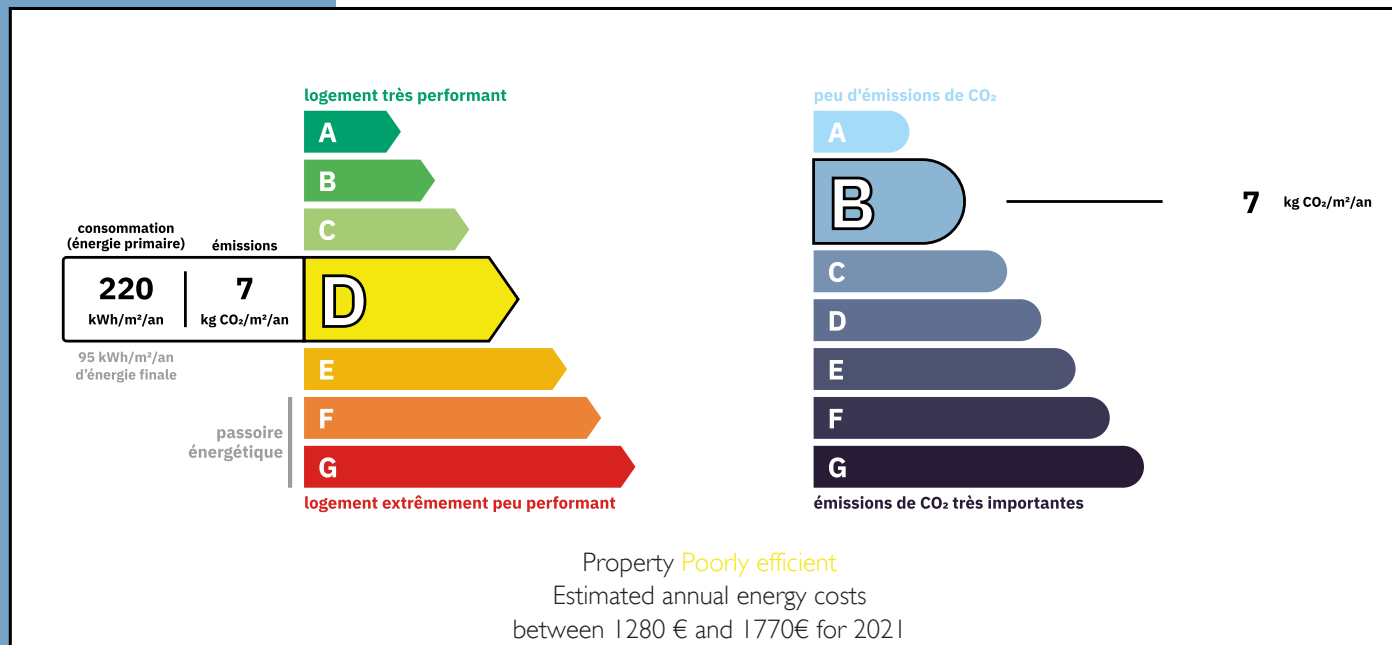
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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

Réf : A47339VAP06  
FILE COMPLETE  
AND PHOTOS  
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