

**725 000 €**

**For sale house**

**5 rooms**

**Surface : 140 m²**

**Surface of the living : 30 m²**

**Surface of the land : 2713 m²**

**Year of construction : 1985**

**Exposition : Sud**

**View : Campagne**

**Hot water : Gaz**

**Inner condition : To modernize**

**Couverture : Tiling**

**Features :**

Pool, Air conditioning, Double Glazing,

Fireplace, Laundry room, Calm

4 bedroom

1 terrace

1 bathroom

1 shower

1 garage

5 parkings

1 cellar

**Legal information**

725 000 €

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 741 Opio

Nestled in the heart of a preserved natural environment, in a dominant position, this charming detached villa invites you to savor the gentle countryside, while remaining close to schools, shops, and transport. Just 5 minutes from the village of Valbonne, it offers a peaceful living environment, bathed in light. Located on a vast wooded plot of approximately 2,713 m², with a swimming pool and a welcoming summer kitchen, the house consists of a warm entrance, a large living room with fireplace opening onto a large sunny south-west facing terrace, a fitted kitchen, four bedrooms, and two bathrooms. A full basement offers a cellar, laundry room, boiler room, garage, and workshop—ideal for DIY or gardening enthusiasts. Plenty of storage space completes the property.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
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**Agence de Provence - 6 place de la Foux - 06130 Grasse**

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