



CABINET MICHEL

IMMOBILIER / REAL ESTATE

T. 04 92 60 31 31

cabinetmichel.com

1 995 000 €

For sale villa

7 rooms

Surface : 258 m²

Surface of the living : 53 m²

Surface of the land : 2500 m²

Year of construction : 1986

Exposition : Ouest

View : Dégagée Verdure

Hot water : Individuelle Chauffe-eau

Inner condition : Excellent état

External condition : Exceptionnel

Couverture : Tuiles

Features :

Cheminée, Double vitrage, Fenêtre aluminium, Internet, Volets roulants électriques, Arrosage, Clôture, Éclairage extérieur, Fibre optique, Alarme, Interphone, Portail électrique, Piscine, Salle de sport, Aéroport, Autoroute, Centre ville, Cinéma, Commerces, Crèche, École primaire, École secondaire, Gare, Golf, Hôpital/clinique, Médecin, Mer, Parc, Piscine publique, Supermarché

5 bedroom

3 terraces

Legal information

1 bathroom

4 showers

5 WC

garage

10 parkings

1 cellar



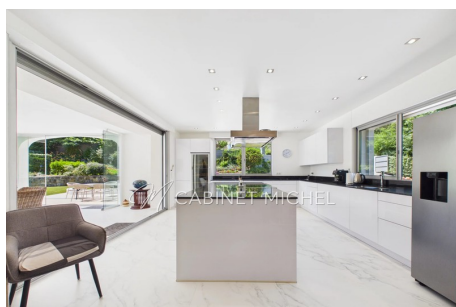
Villa 6322 Opio

CO-EXCLUSIVE Just minutes from the village of Valbonne and Sophia Antipolis, this elegant villa enjoys a peaceful residential setting and a lovely landscaped garden facing west. The living areas and fully equipped kitchen are bright and airy, with large windows opening onto the garden and pool area. A veranda seamlessly extends the interior spaces. The ground floor features a master suite with a dressing room, bathroom, and direct access to the garden, as well as a second bedroom with its own shower room. Upstairs, two en suite bedrooms complete the sleeping area, one of which has access to a large west-facing terrace. An attic provides ample storage space. The lower level includes a fifth bedroom, a laundry room, and several other spaces that can be converted to suit your needs. Access to the property is via a paved driveway leading to a triple garage. A wine cellar and a gym complete the amenities of this perfectly maintained villa.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A

Estimated annual energy between 3104 and 4200 € (reference year 2021.2022.2023)

Document non contractuel - 22/07/2026



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