



MAGREY & SONS

LUXURY REAL ESTATE

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Exclusive – Rare Development Opportunity Within Walking Distance

For sale

Sole agent

1 150 000 €

Product type House	Num rooms 5 rooms	City Valbonne	Country France
Living area 83 m²	Land area 3 140 m²	Bedrooms 3	Bathroom 1
Box 1	View Unobstructed view	Exposure East	Ref. 5341

Ideally positioned in one of Valbonne's most coveted residential settings, this exclusive property enjoys complete peace and privacy while being just a short walk from the heart of the picturesque village. It also benefits from delightful open views across the surrounding hills.

Set within beautifully landscaped grounds of approximately 3,100 sq m, this property represents a rare opportunity in today's market. With substantial development potential, it offers the possibility to extend the existing villa or undertake a more ambitious residential project, allowing the future owner to create a truly exceptional home tailored to their vision.

The existing villa, recently renovated and offering just over 80 sq m of living accommodation, comprises a bright and inviting living space, two bedrooms, a study, and a garage.

Its exceptional location further enhances its appeal. The property is less than 10 minutes from the Mougins School and enjoys immediate access to Cannes, Sophia Antipolis and Nice Côte d'Azur Airport, perfectly combining a tranquil lifestyle with outstanding everyday convenience.



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