Region: Cote d'Azur | Valbonne

Sleeps: 8 Bedrooms: 4 Bathrooms: 4



### **Description**

An elegant family villa with large, private heated pool situated just outside the popular little twon of Valbonne. It has been meticulously renovated and beautifully decorated.

Three of the bedrooms can be used as either doubles or twins, so the villa can easily be adapted to accommodate your party. Each bedroom opens onto a large balcony overlooking the pool and garden. The garden itself is ideal for families with a spacious and level lawn surrounding the pool and covered dining on the pool terrace adjacent to the house.

The village of Valbonne offers a selection of shops and restaurants. The old port at Antibes bustles with pavement cafes and Cannes and Nice both have lively promenades and a busy night-life.

### **Overview**

If you're looking for a comfortable, stylish villa with a good-sized pool and garden and in a great location, look no further. You and your family or friends will love the relaxing layout of this easy-living villa. You will also love the proximity to Valbonne, a typical Provencal village with narrow streets, a pretty square, quaint little shops, inviting pavement cafés and attractive restaurants.

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### Layout

#### **ACCOMMODATION**

#### **Ground Floor**

Spacious open plan living/dining room, open fireplace, TV with Sky and Netflix, French doors to covered dining terrace, garden and pool.

Well-equipped open plan kitchen with gas hob, fridge/freezer etc, door to dining terrace.

Guest WC.

#### **First Floor**

Each bedroom has French doors opening onto a large balcony.

Master double bedroom (1. 80m), large ensuite bathroom , WC.

Two twin/double bedrooms , (2 x 0. 90m or 1. 80m) each with ensuite bathroom , WC.

Further twin/double bedroom (2 x 0. 90m or 1. 80m) with ensuite shower room, WC.

All bedrooms are air conditioned

#### OUTSIDE

Enclosed, partially terraced grounds. Large flat lawn area surrounding the kidney-shaped 12m x 6m heatable saltwater pool (depth: 1m - 2. 80m, Roman steps), portable gas barbecue. Children's trampoline (use at own risk). Ample parking. Pool heatable to 28°.

### **More Info**

Heated saltwater pool 12m x 6m.

Included: 4 hours maid service mid-week & each Saturday. Wi-Fi internet, air conditioning.

Extras: Pool heating €100 per week.

Reduced green fees at Royal Mougins golf club.

Private parking for 3 cars.

Near golf courses

Near shops/restaurants

Near the beach

With WIFI

No pets allowed.

Air Conditioning

Chef service available

Family villa

Heatable Pool

### **Features**

- Aircon
- Internet
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Private pool
- Heatable pool
- Heating
- Private parking
- Golf nearby
- Watersports nearby
- Secure parking
- Family friendly
- Barbecue
- Terrace
- Fireplace
- No pets allowed
- Spacious garden

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### **Photos**

























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