

## Elegant Family Villa in Prestigious Domaine Darbousson - Valbonne



## INFORMATION

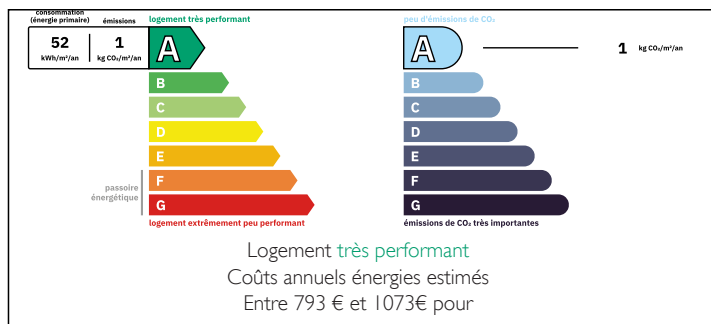
|             |                 |
|-------------|-----------------|
| Town:       | Valbonne        |
| Department: | Alpes-Maritimes |
| Bed:        | 5               |
| Bath:       | 2               |
| Floor:      | 160 m2          |
| Plot Size:  | 1000 m2         |

## IN BRIEF

Beautiful 160 m<sup>2</sup> contemporary villa in Valbonne's exclusive Domaine Darbousson, offering 5 bedrooms, bright living spaces, landscaped grounds, and a large saltwater pool, just minutes from Sophia Antipolis and top schools.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

In the highly sought after, ultra residential Domaine Darbousson in Valbonne, this magnificent 160 m<sup>2</sup> family villa is nestled in a peaceful, lush green setting.

The property offers 5 bedrooms and is arranged as follows:

Garden level (upper level):

An entrance hall, four bedrooms, a bathroom with a walk in shower, and a separate WC with a window and wall-mounted toilet.

Lower garden level:

A vast, light filled living room with an open, fully fitted and equipped kitchen with high quality cabinetry, a pantry, a separate WC with wall mounted toilet, a dressing room, one bedroom, and a bathroom featuring a whirlpool bathtub, walk in shower, and double sink.

The villa sits on a beautifully landscaped 910 m<sup>2</sup> plot with a large 10 × 6 m saltwater swimming pool, complete with stone tiled terraces, automatic pH regulation, and a counter current swim system.

A spacious terrace with a pergola provides an ideal setting for summer evenings.

Built in 2013 and in perfect condition, the house meets BBC energy standards and features double flow ventilation, automated roller shutters, traditional louvered shutters for summer comfort, automatic irrigation, and central vacuuming. It also includes an automatic wrought iron gate and pedestrian entrance, a 38 m<sup>2</sup> double garage, outdoor parking for three vehicles, and ample additional parking nearby.

Ideally located within walking distance of top local schools: L'Île Verte nursery and primary schools, Nikki de Saint Phalle middle school, as well as Simone Veil high school and the CIV.

Only 5 minutes from Sophia Antipolis and 20