

**For Sale - Exceptional Provençal country house on 1.7 hectares, 10 minutes from Valbonne**

**For sale France**

**3 950 000 €**

Nestled in a pristine green setting, this remarkable Provençal estate offers a haven of peace where elegance, comfort, and nature come together in perfect harmony.

Product type	Bastide	Num rooms	5+
Total area	17 469 m <sup>2</sup>	Num bedrooms	+5
Living area	335 m <sup>2</sup>	Num parking	1
Terrace area	20 m <sup>2</sup>	Num cellars	1
Land area	17 114 m <sup>2</sup>	City	Roquefort-les-Pins
Condition	Very good condition	Country	France
In collaboration with	CARLTON INTERNATIONAL	Release date	Shortly

We are offering for sale, just ten minutes from the picturesque village of Valbonne, this remarkable Provençal country house, which offers an exceptional living environment in the heart of a preserved natural setting.

Set on approximately 1.7 hectares of land featuring a landscaped park and an olive grove, the property has undergone a complete renovation carried out in keeping with traditional Provençal architecture, while incorporating modern amenities for the utmost comfort.

The reception areas, both warm and refined, are centered around a spacious living room with a fireplace that opens onto a pleasant covered terrace. An elegant dining room, a spacious and fully equipped kitchen-diner, as well as areas dedicated to leisure—including a TV room and a music room—complete the living spaces.

The residence features five bedrooms, including a superb master suite, a study, and a separate two-room apartment that can accommodate family, friends, or staff with complete independence.

Outside, a beautiful heated pool area with a pool house and sunny terraces blends harmoniously into the lush greenery. The absolute tranquility, the unobstructed view of the surrounding countryside, and the quality of the amenities lend this property a rare and exclusive atmosphere.

The potential for expansion through additional building rights is an added bonus for future buyers wishing to further enhance the property's value.

A closed garage, three sheds, a carport, and several visitor parking spaces round out the property.

Information on the risks associated with this property is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

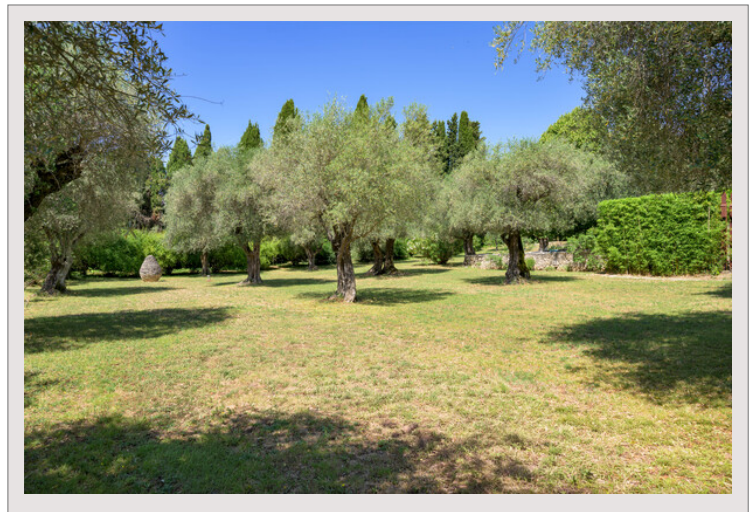
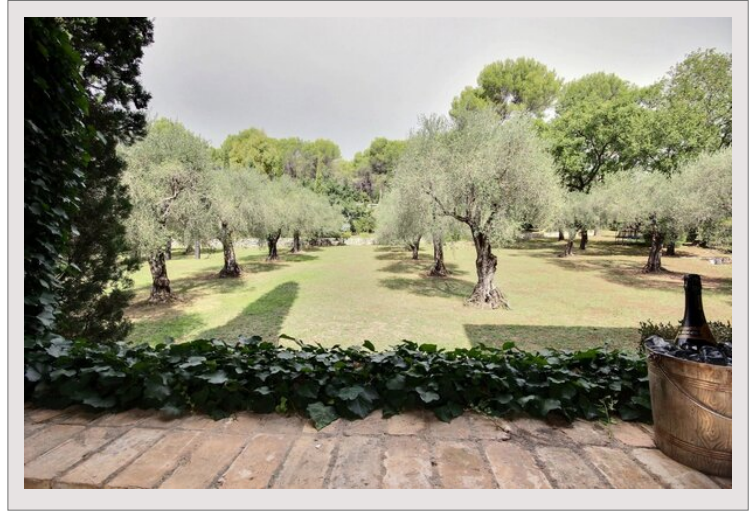
334.81 m<sup>2</sup> (Carrez Law).

Energy Performance Certificate (DPE): F - Greenhouse Gas Emissions (GES): F

Real estate agency fees included (5% including tax) payable by the seller.

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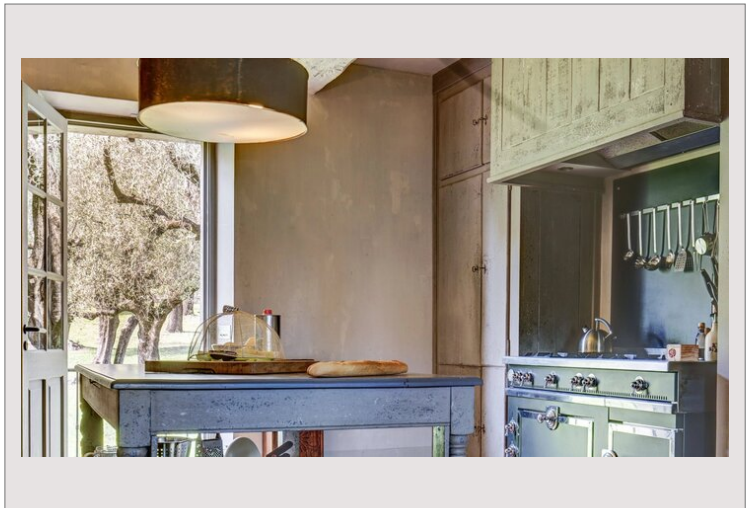
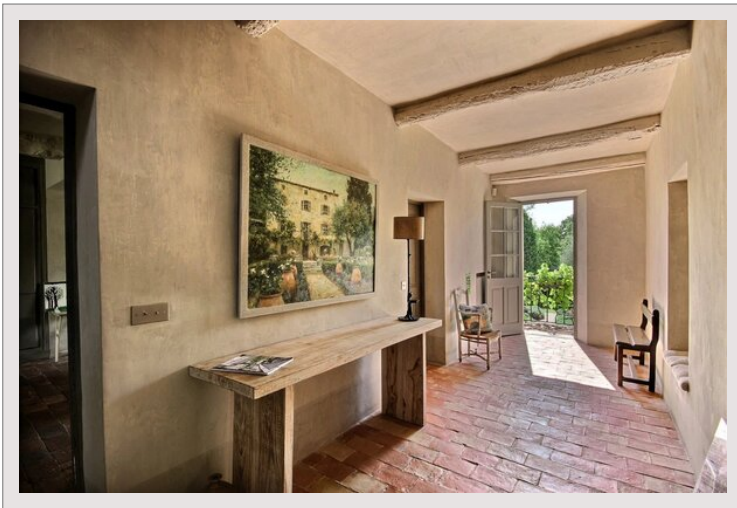
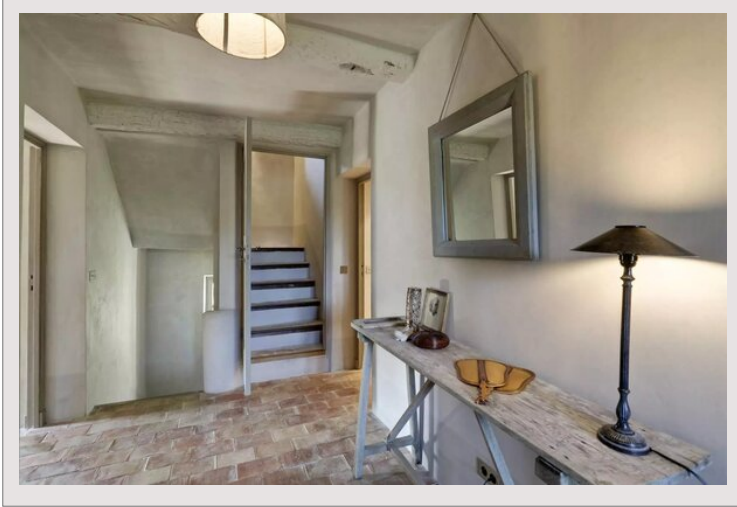
By delegation of mandate from CARLTON INTERNATIONAL - CPI 0605 2016 000 014 143



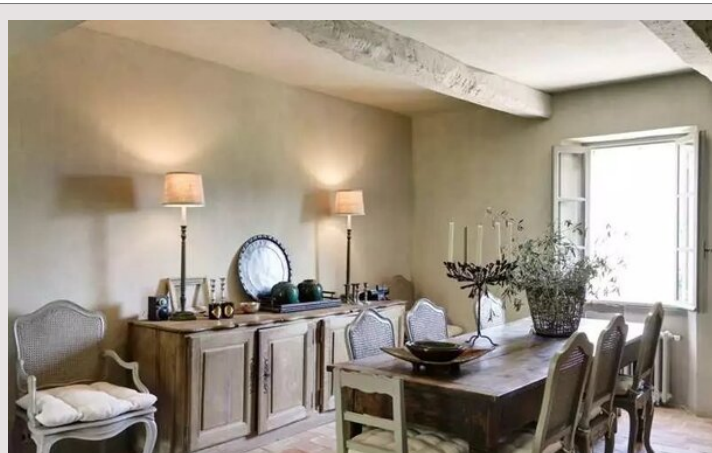
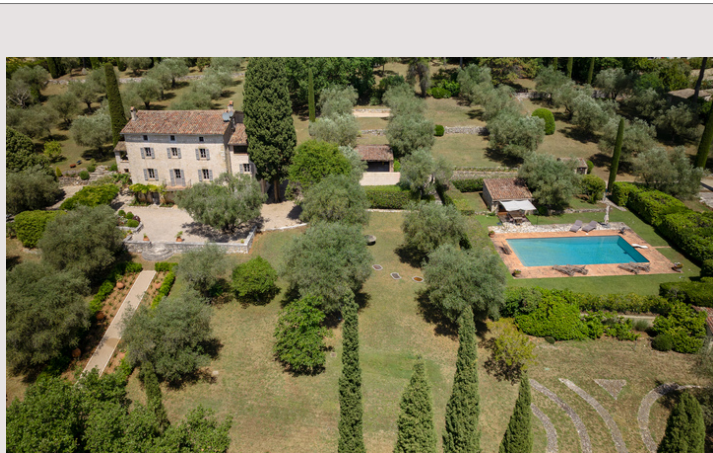
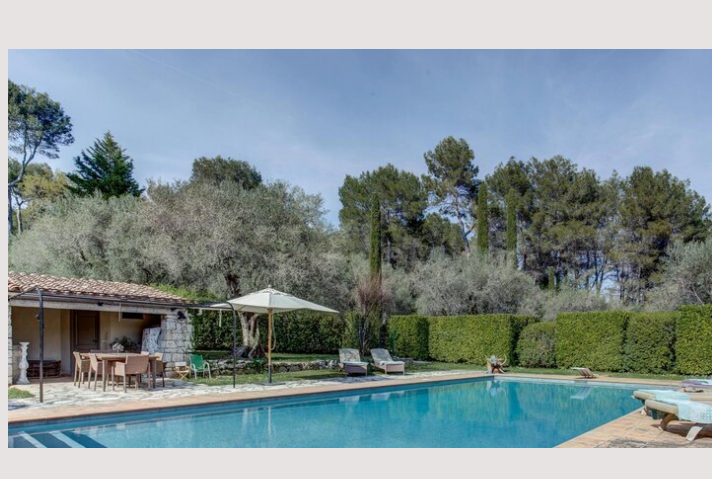
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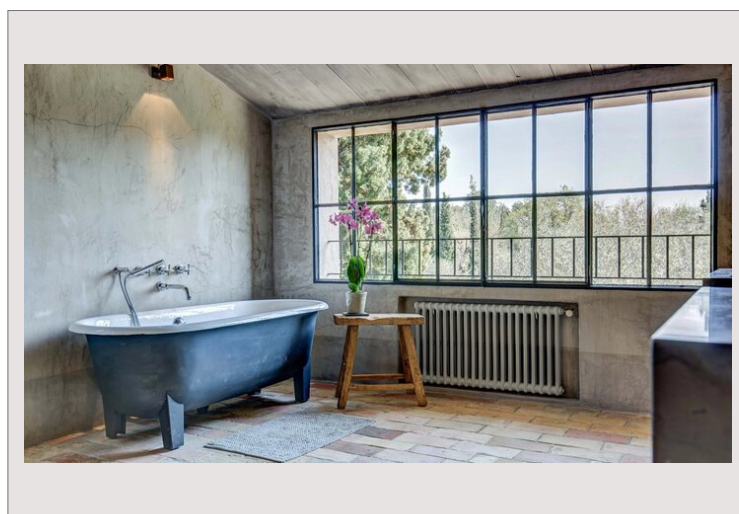
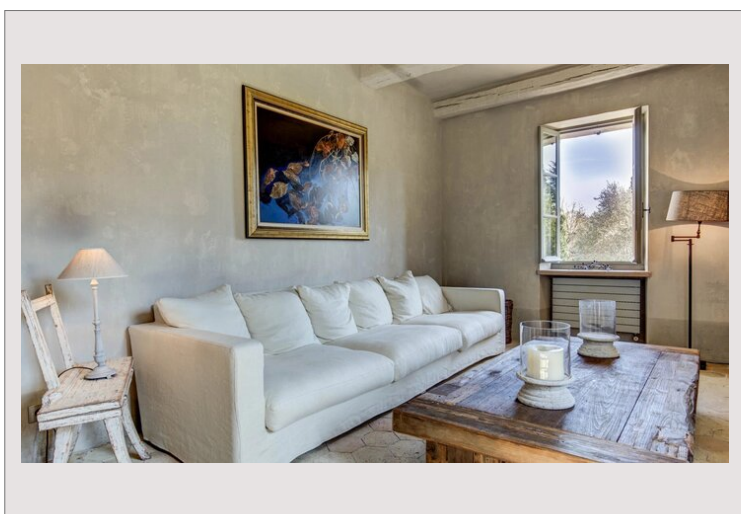
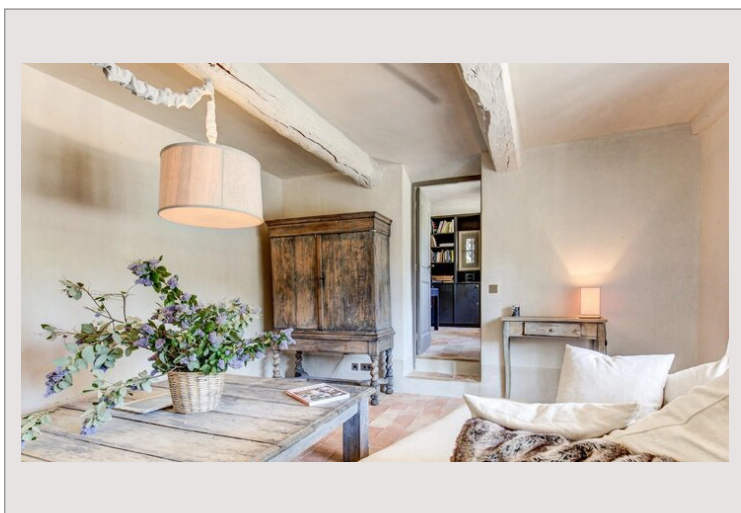
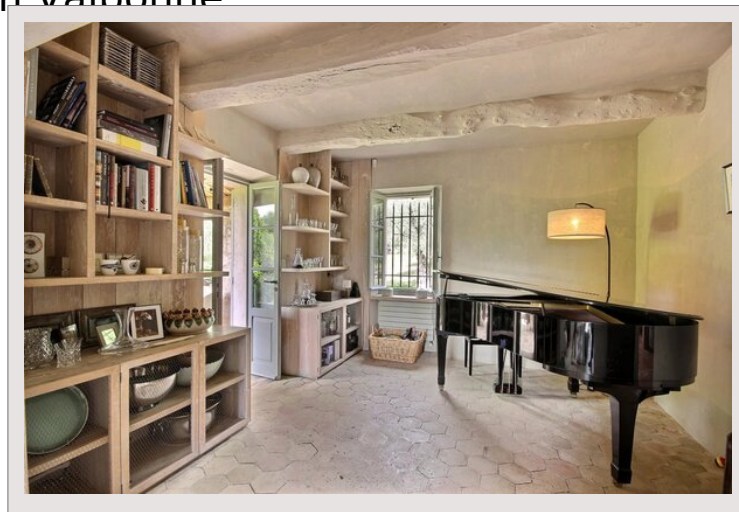
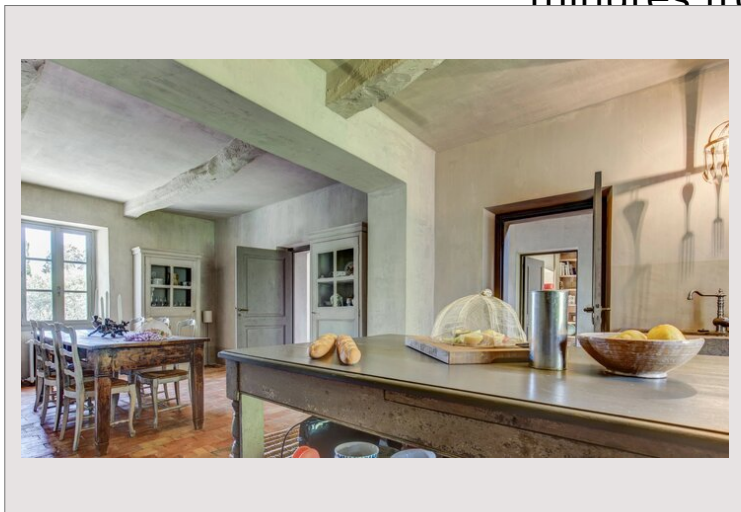
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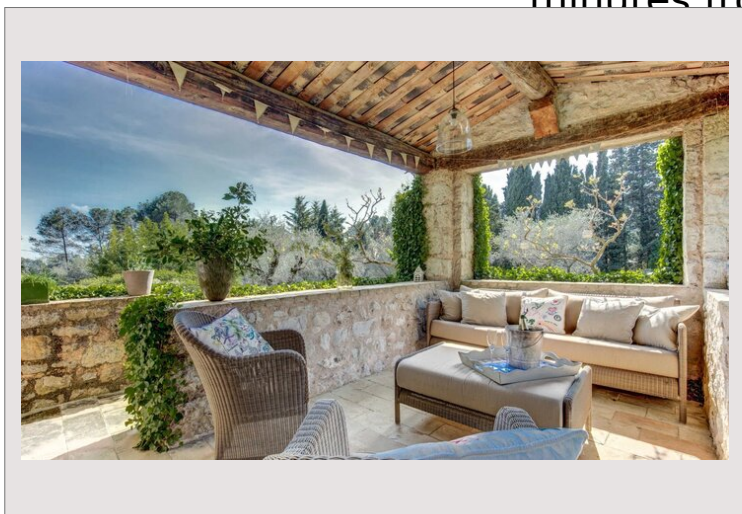
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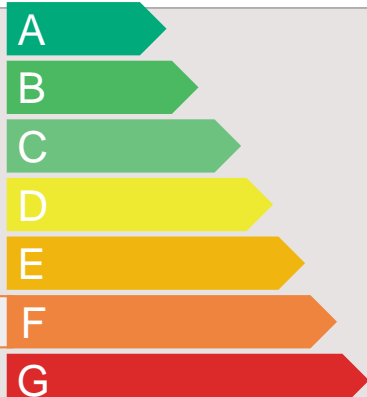
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logement très performant



246  
kWh/m<sup>2</sup>.an

78  
kg CO<sub>2</sub>/m<sup>2</sup>.an

F

G

logement extrêmement consommateur d'énergie