



Exceptional 3 bedrooms villa with splendid sea views

Hauts de Vaugrenier, Villeneuve-Loubet, French Riviera, 06270

Asking Price €1,475,000* Agency fees payable by the vendor. Table of fees available online at [savills.fr](https://www.savills.fr) and on request.

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- Villa in secure private domain
- Stunning sea views
- Three bedrooms
- Vast terrace and swimming pool
- Beautiful Mediterranean landscaped garden
- Approximately 120 sq m
- DPE C (145) GES B (6)
- NIC190018

Local Information

Domaine Les Hauts de Vaugrenier is a unique residential area on the hills of Villeneuve-Loubet, half-way between Nice and Cannes, combining 12 areas with approximately 1,500 private properties including villas, semi-detached houses and apartments, many of them with sea views, set within a beautiful landscaped park of 130 ha.

The park also features three artificial lakes, a club-house with a 50m Olympic-size pool and restaurant, several tennis-courts and its own village with a drugstore, shops and multiple services for the residents.

The entire domain is closed, secured with cameras and 24/7 security personnel. It is perfectly placed for enjoying the French Riviera, with direct access to the highway A8, at approximately 10km from the Nice Côte d'Azur International airport.

About this property

Located in the Domaine of Les Hauts de Vaugrenier, 10 minutes from Nice Airport, close to Antibes, and easy access to the Highway A8, this neo-provencal style villa enjoys splendid sea-views and quiet, safe residential surroundings.

Newly refurbished with high quality materials, the villa features an open-plan fully equipped kitchen and reception / dining area with a fireplace, leading to a 30 sq m covered veranda.

The accommodation, arranged over one level, includes a main bedroom with en suite bathroom, two further bedrooms, a second bathroom and a separate toilet on the corridor. All rooms have direct access to the swimming pool and stunning landscaped garden which features exquisite plants and flowers.

The grounds feature an extensive wooden terrace and a dining pergola boasting magnificent sea views, ideal for sunbathing and relaxing. A garage completes this superb property.

The property offers a total living area of approximately 120 sq m, which comprises the villa of approximately 80 sq m and the 30 sq m covered veranda / reception room.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Valbonne-Mougins Office. Telephone: +33 (0)4 93 12 34 00.





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Gross Internal Area 861 sq ft, 80 m²

Three bedrooms

Vast terrace and swimming pool

Beautiful Mediterranean landscaped garden

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Valbonne-Mougins

+33 (0)4 93 12 34 00

valbonne@savills.com



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