

# ROYAL-VILLAS-EUROPE

from where you are . . .  
to wherever you want to be



## France

### Valbonne

Ref FHF66

- 6 BEDROOMS
- AIR CONDITIONING
- HOME CINEMA AND GYM
- SATELLITE TV AND WIRELESS INTERNET
- 16 METRE FENCED SALINE POOL
- WALK INTO VALBONNE

Situated in 12 acres of private land just 1.5 kilometres from the centre of Valbonne is this superb estate. The fully enclosed grounds consist of parkland, woodland, olive groves and manicured lawns and they also contain a two hole golf course. The gardens close to the property itself are beautifully maintained with many flowering shrubs and colourful planting. There is a large children's play area and a traditional style boules court beneath shady Plane trees.

Located between the main villa and the live in staff house is the fully enclosed 16 metre saline swimming pool which can be heated upon request. The pool has large sunbathing terraces furnished with high quality sun beds and to one side is an outside dining area with a fully fitted summer kitchen together with pool shower and WC.

The villa is built over three levels; at ground level you have a superb entrance hall and the main living area with adjacent TV room and a mezzanine reading room. There is a lovely formal dining room with views and a splendid fully fitted kitchen with 3 oven range, copper sink, built in wine cave and central marble island which doubles as a preparation area or an informal breakfast / dining table. Running the length of this floor is the superb outside terrace with several different seating areas, another outside dining area and stunning views over the pool and gardens and out across Valbonne to the sea in the distance. On this level you will also find a study and two bedrooms, one with four-poster bed and the other twin beds, these share a family bathroom.

On the lower floor is a large children's playroom which opens out to a shady courtyard with table tennis. The playroom has TV and wii box. Here you will also find the fully fitted gym with Powerplate and a sumptuously furnished home cinema.

On the top floor reached by a splendid spiral staircase you will find 4 bedrooms. A twin with en suite bathroom and dressing area, a large double with en-suite bathroom, a double bedroom with four poster bed, en-suite bathroom and a private terrace and the Master bedroom with a wonderful four poster bed, sitting area, dressing room, en-suite bathroom and private terrace. The furnishings throughout are of the highest quality, many pieces and particularly some of the beds are English Jacobean antiques.

**A quite unique holiday home with superb facilities.**



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