

OPIO | MAGNIFICENT VILLA | +5 ROOMS

For sale France

4 990 000 €

Type	For sale	Total area	2 500 sqm
Product type	Villa	Living area	438.78 sqm
Number of rooms	6	Land area	2 500 sqm
City	Opio	Bedrooms	5
Country	France	Box	1

OPIO - Discover tranquility and luxury in this opulent villa on Opio's heights, nestled in nature with a stunning 2500+ sqm green panorama. With high-quality renovations, this property offers supreme comfort and plenty of sunshine. The villa boasts a spacious living area, a well-equipped kitchen, a master suite, bedrooms, a games room, and an infinity pool. Luxe amenities include fireplaces, a carport, an electric gate, and more. It's only 30 minutes from Mandelieu and Nice airport.

The villa is exceptionally energy-efficient, thanks to its A-level energy rating and the installation of solar panels.

Ground Floor:

- Entrance hall, leading to a living room with expansive bay windows and a water vapor fireplace.
- Kitchen features a central island.
- Cloakroom.
- Toilet.
- En-suite bedroom with a dressing room, a corner bay window, a water vapor fireplace, a bathroom with a jacuzzi bathtub and a shower, and a toilet.

Level N+1:

- Hallway.
- WC.
- Dressing room.
- Three en-suite bathrooms.
- Library.

Level N-1:

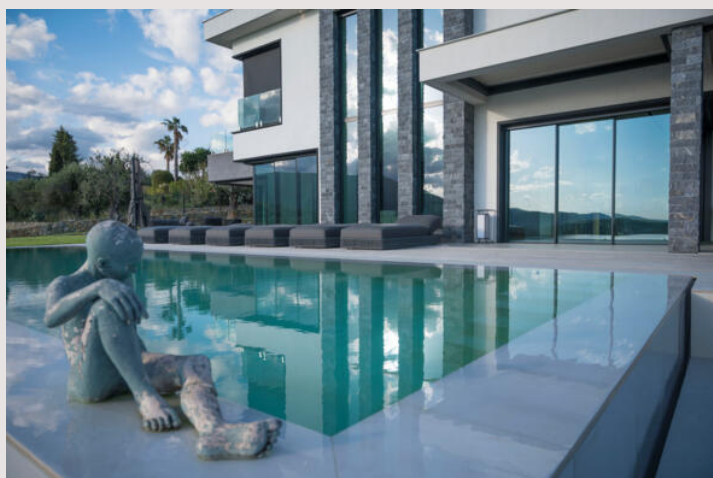
- Games room equipped with a golf simulator.
- Hallway.
- Technical room.
- A relaxation area featuring a jacuzzi, sauna, hammam, and an ice fountain.
- Two storage rooms.
- A laundry room complete with a laundry chute.
- A studio with its own toilet and cupboard.

Outdoors: As you step outside, you'll be greeted by a large infinity pool that offers open views of the surrounding natural beauty. The property is complemented by numerous amenities, including fireplaces, a

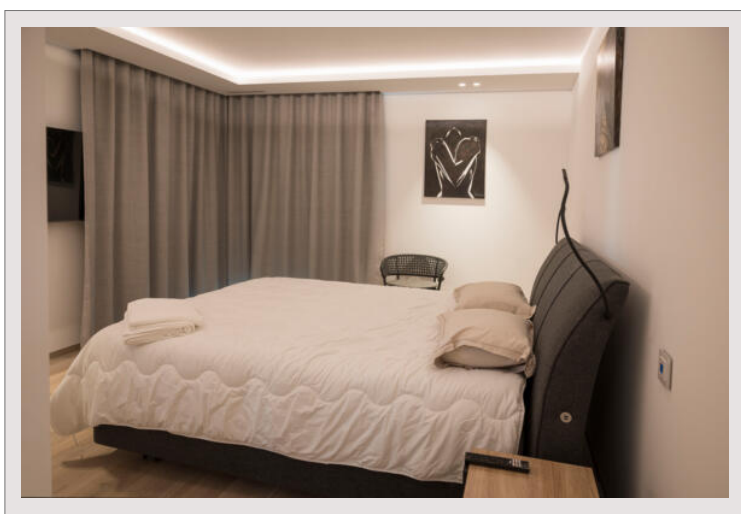
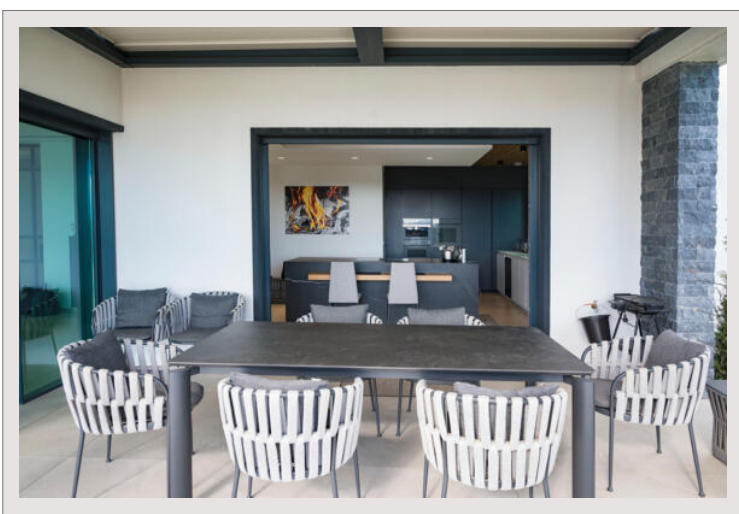
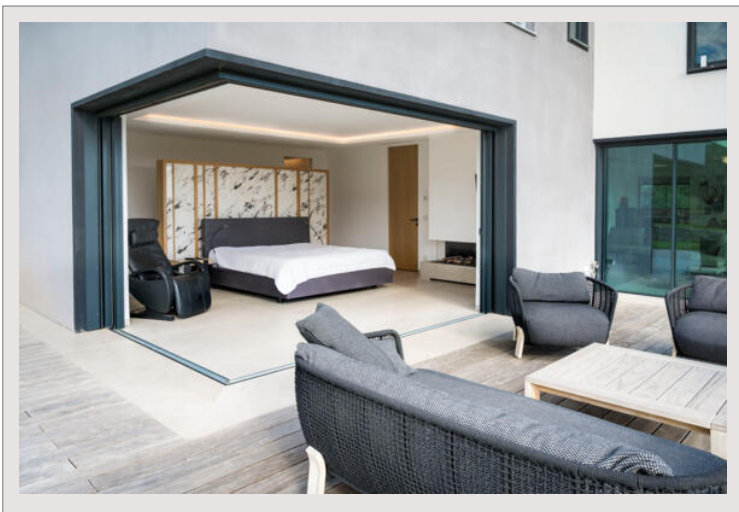
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swimming pool, a carport, an electric gate, a drilling system, fiber optics, an alarm system, and home automation with centralized management of floor and wall lighting. Solar panels further enhance the villa's eco-friendly features.

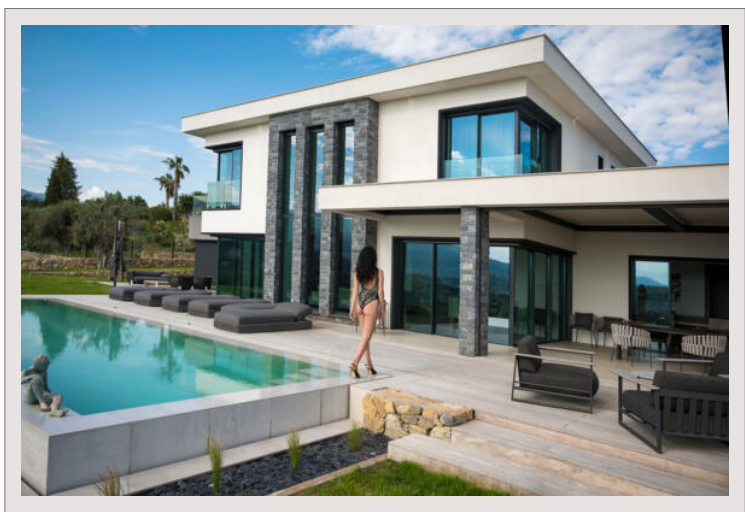
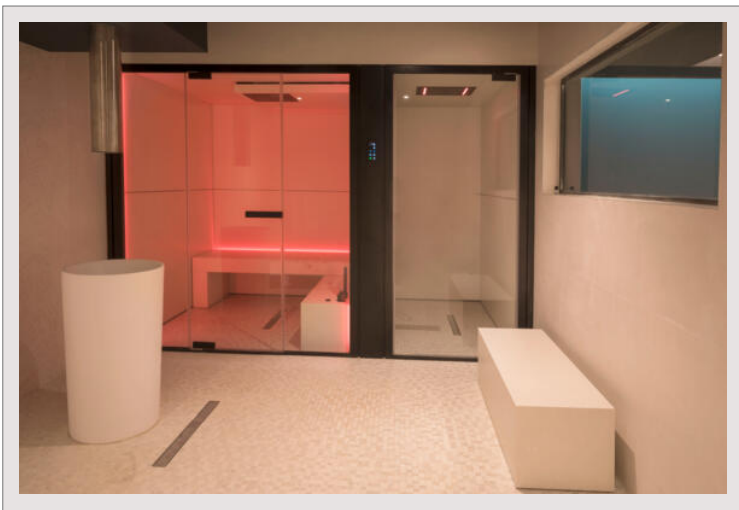
Location: This exceptional property is ideally located, offering the very essence of calm and voluptuous luxury. It's just a short 30-minute drive from both Mandelieu Airport and Nice Airport, making it a convenient and secluded retreat for those seeking the perfect blend of nature and elegance.



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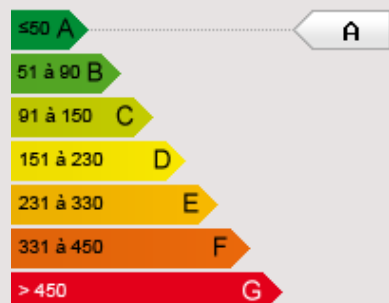


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Consommations énergétiques



Émissions de gaz à effet de serre

