COLDWELL BANKER
EUROPA REALTY

House Roquebrune-sur-Argens 100 m²




SALE PRICE : 750 000 €

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44 Avenue du Général Leclerc
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## DESCRIPTION

LES ISSAMBRES - In a highly sought-after, confidential area, just a stone's throw from the calanques, the sea and the beach restaurants, come and discover this magnificent low-rise villa, completely renovated using quality materials. It will win you over with its top-of-the-range features and idyllic living environment.

This garden level offers:

* 3 bedrooms, each with its own private shower room
* a large, bright living room
* a large terrace with a small sea view, ideal for al fresco dining
* private, secure parking for 2 or 3 vehicles
* a completely separate entrance (separate access and parking)
* an exceptional cellar of over 40m².
* access to a swimming pool shared between just two lots

The house has recently been completely renovated, with quality finishes and an elegant, contemporary feel.

A rare property combining modern comforts with Mediterranean charm, waiting to be discovered.

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 100.0 m² | Property tax: | €1.00 |
| Number of rooms: | 4 rooms | Number of bedrooms: | 3 bedrooms | | |

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 113

Greenhouse gas emissions (GHG) index: A 3

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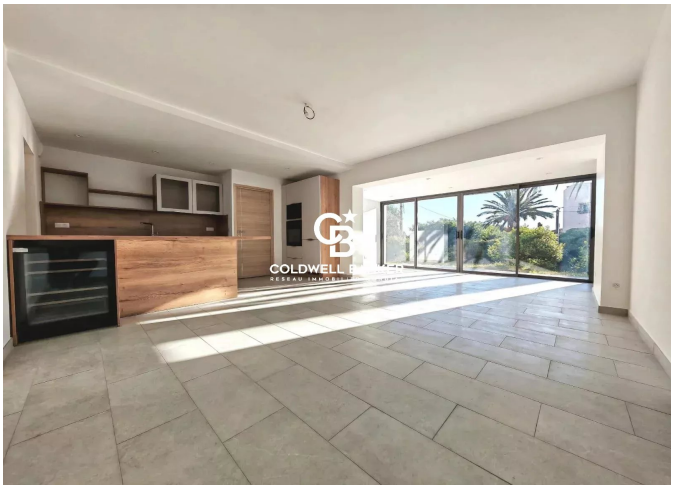





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