COLDWELL BANKER
EUROPA REALTY

House Roquebrune-sur-Argens 123 m²



SALE PRICE : 1 280 000 €

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DESCRIPTION

Just a few steps from the crystal-clear waters of Les Issambres, this 123 m² villa redefines seaside elegance through its bright and contemporary architecture. With clean lines and noble materials, it offers a breathtaking panoramic view of the Mediterranean.

Designed for discerning clients, this property — sold fully furnished — perfectly combines the comfort of a harmonious residence with exceptional rental income potential on the premium Côte d'Azur market.

Excellence in every detail

Set on a landscaped plot of 600 m², the property has been conceived as a haven of light where every interior space flows seamlessly into the outdoors:

The Night Area: 4 spacious bedrooms, including 2 prestigious suites with full privacy and en-suite bathrooms.

The Art of Living: A generous living area, a luxury fitted kitchen, and immaculate high-end finishes.

The Outdoors: A heated swimming pool, a lush Mediterranean garden, and two large terraces designed for relaxation and contemplation.

The Privilege: Direct beach access (300 m) and immediate proximity to local amenities as well as the Côte d'Azur's most exclusive addresses.

A strategic real estate asset

More than just a villa, this property represents a sound investment opportunity.
Its prime location and "turnkey" features offer exceptional rental appeal in the vibrant French Riviera market:

High Season (8 weeks): from €18,000 to €30,000 per month
Weekly performance: from €4,500 to €7,500

Mid Season (8 weeks): from €14,000 to €18,000
Weekly performance: from €3,500 to €4,500

A long-term acquisition

This property is aimed at those who refuse to choose between emotion and reason. Whether you are looking for an exclusive pied-à-terre or a secure investment, this villa meets the highest standards of comfort, security, and privacy.

Complete file and private viewing upon request.

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FEATURES

Property type:	House	Area:	123.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 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): B 108

Greenhouse gas emissions (GHG) index: A 3

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