COLDWELL BANKER
EUROPA REALTY

House Roquebrune-sur-Argens 145 m²



SALE PRICE : 849 000 €

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DESCRIPTION

Just 5 minutes from the port of Les Issambres, in a perfectly peaceful location with no neighbours opposite, this house built on a plot of approximately 1,700m² combines modern comfort with beautiful, light-filled spaces, both indoors and outdoors.

Ground floor:

* Kitchen opening onto a bright living room leading to a terrace with barbecue
* Pantry
* Living room with fireplace
* Separate toilet
* Terrace extended by an additional outdoor space ideal for setting up deckchairs or a relaxation area around the pool
* A one-bedroom flat, ideal for hosting family/friends or generating rental income or to transform the T2 into two additional ground-floor rooms

First floor:

* 2 bedrooms, one with a roof terrace and sea view
* Bathroom with shower and toilet.

Convertible basement:

* Large 35m² garage (2 to 3 cars)
* Cellar, office and additional rooms
* Numerous possibilities for conversion (office for a professional practice, games room, storage space, etc.).

Outside & parking

* roof completely redone recently
* 7x8 concrete swimming pool with large deck
* Outdoor parking for 7 vehicles, in addition to the garage
* Modular house, easily convertible into a contemporary cubic house.

A rare property, ideal for a family, a second home or a project combining comfort and rental profitability.

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FEATURES

Property type:	House	Area:	145.0 m²	Property tax:	€3.00
Number of rooms:	6 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): D 225

Greenhouse gas emissions (GHG) index: B 7

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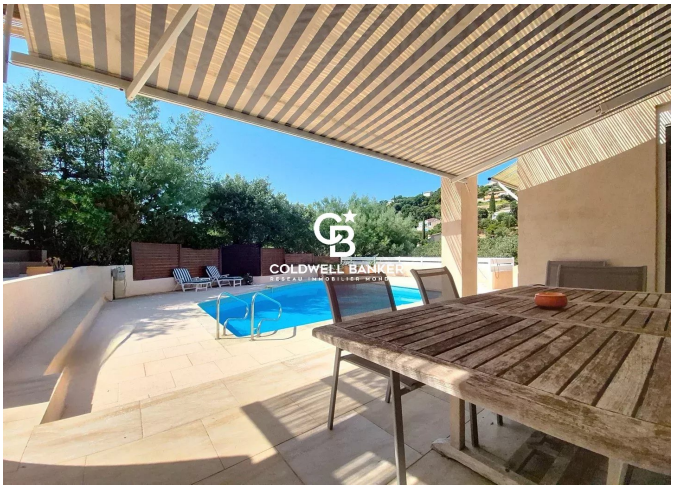







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