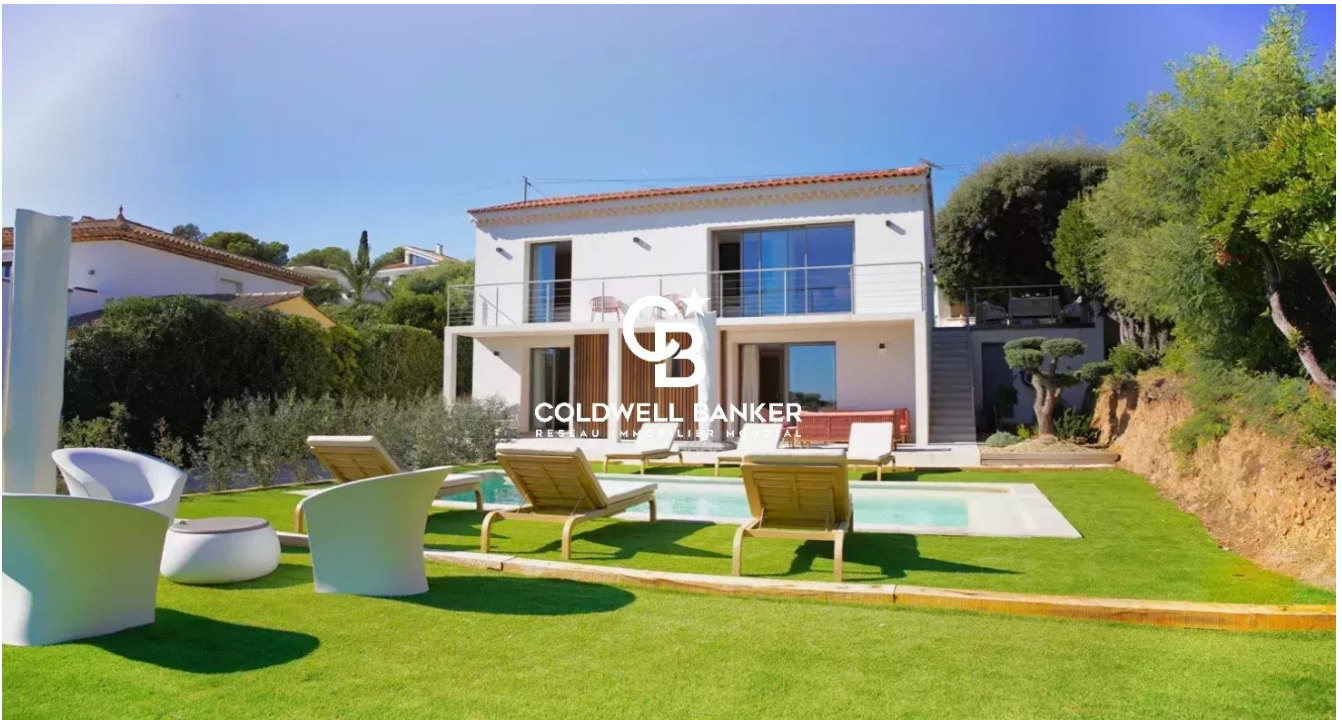


Maison Roquebrune-sur-Argens 123 m<sup>2</sup>

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PRIX DE VENTE : 1 390 000 €

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EMAIL : [ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR](mailto:ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR)





## DESCRIPTION

Just a few steps from the crystal-clear waters of Les Issambres, this 123 m<sup>2</sup> 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 m<sup>2</sup>, 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 3 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 bordered by an elegant pool house, 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.

Vanessa SOARES - Williams AUREILLE

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## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	123.0 m <sup>2</sup>	NB de pièces :	5 rooms
NB de chambres :	4 bedrooms				

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

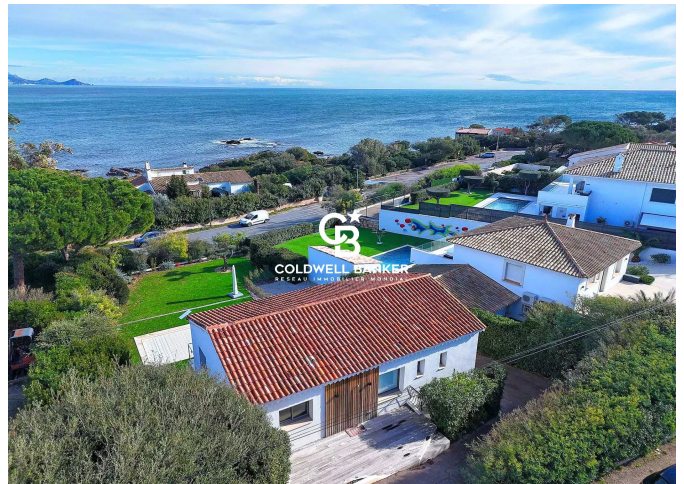
Diagnostic de performance énergétique (DPE) : B 108

Indice d'émission de gaz à effet de serre (GES) : A 3





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