

Maison Roquebrune-sur-Argens 192 m<sup>2</sup>

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PRIX DE VENTE : 1 380 000 €

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## DESCRIPTION

Les Issambres - Sea View

Spanish-Style Architect-Designed Villa – 192 sqm

Built in 1969, this elegant Spanish-style architect-designed villa offers 192 sqm of living space, set on a magnificent 1,300 sqm plot.

### Ground Floor

- Spacious living and dining area
- Fully equipped kitchen
- One en-suite bedroom with shower room
- A master sleeping area comprising a bedroom and a walk-in shower room with double vanity

### First Floor

- A pleasant rooftop terrace (Tropezian terrace)
- One bedroom

### Garden Level

- A studio with independent entrance and shower room
- An apartment featuring two bedrooms and a walk-in shower room finished in travertine

### Outdoor Areas

The property is surrounded by multiple terraces, offering stunning sea views.

The landscaped grounds include a heated, chlorine-treated kidney-shaped swimming pool, a pétanque court, and a barbecue area, perfect for entertaining.

### Vegetation

The garden is beautifully landscaped with pine trees, fig trees, orange trees, and Japanese spindle trees, creating a lush Mediterranean setting.

### Features

- Electric awnings
- Reversible air conditioning in all bedrooms as well as in the living room
- Aluminium shutters, factory-coloured throughout

### Additional Amenities

- Electric garage
- Two parking spaces

- A cellar

Contact your commercial agent:

Clémentine Pignol : +33 (0)6 23 91 10 50





## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	192.0 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	9 rooms	NB de chambres :	7 bedrooms		

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

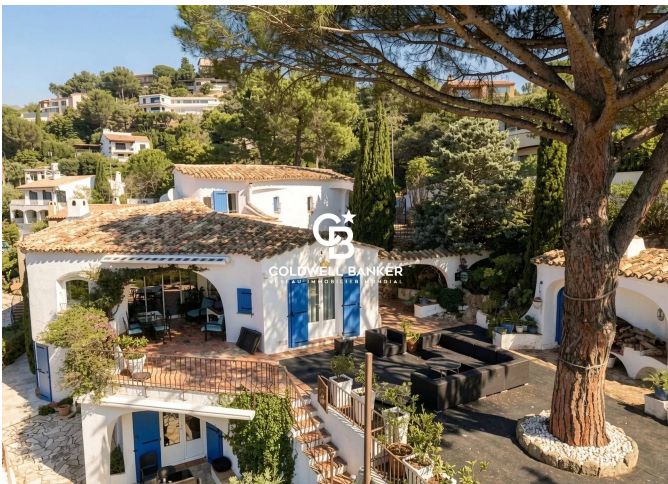
Diagnostic de performance énergétique (DPE) : D 192

Indice d'émission de gaz à effet de serre (GES) : B 6





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