

Maison Roquebrune-sur-Argens 214 m²



PRIX DE VENTE : 2 822 000 €

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EXCLUSIVITÉ

DESCRIPTION

EXCLUSIVE - Superb single-storey villa set in around 18,000 m² of land.

A sublime residence nestled in Roquebrune-sur-Argens, in a sought-after and quiet neighborhood, boasting magnificent views and complete privacy.

Just 5 minutes from the town center and 10 minutes from the highway, this property offers a wooded path and a view of the infinity pool to the left.

This 214 m² Provençal villa with unique features will delight even the most discerning.

This single-story villa boasts generous volumes and plenty of storage space, as well as an excellent layout: fine wood doors, a patio and spacious entrance, a 75 m² double living/dining room with a characterful fireplace insert, and a kitchen with direct access to a 50 m² summer terrace, also overlooking a double garage/workshop.

A laundry room opens onto the garage.

The villa is finished with terracotta tiles throughout, adding a touch of Provençal charm.

A master suite, dressing room, and bathroom with toilets, with access to a terrace and lawn. Two other bedrooms each have a dressing room, toilet, and shower room. The bathrooms are tiled with Fayence tiles.

Traditionally built and earthquake-resistant, the villa also features high-end amenities such as underfloor heating and cooling (heat pump) and central vacuum system.

Built in 2000 by an architect-builder.

Outside, the villa is built on a 18,700m² plot of land, partly planted with pine trees and Mediterranean species such as century-old oaks, strawberry trees, olive trees, mimosa, century-old umbrella pines, boxwood, rosemary, lavender, apricot trees, cherry trees, yellow plum trees, and a flower garden, all with full outdoor lighting. An enclosed chicken coop and a vegetable garden with two sheds complete the layout. You'll also find a beautiful heated infinity pool. Its stone deck provides access to a very large terrace, one of which is covered, with lounge furniture, and a plancha grill. The pool is heated and is equipped with a built-in technical room, with storage and storage.

A former stable with two horse stalls, a wood shed, and a garage are at your disposal. A chicken coop at the back of the property will ensure guests' peace and quiet.

On the property, you'll have access to a 100m² locked metal shed.

The possibility of building an extension is conceivable, without altering the main house and allowing it to retain its intimate character and privacy.

The amenities are exceptional, the south-facing exposure is completely peaceful, and there is incredible potential for nature lovers.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	214.0 m ²	Taxe foncière :	€3.00
NB de pièces :	6 rooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

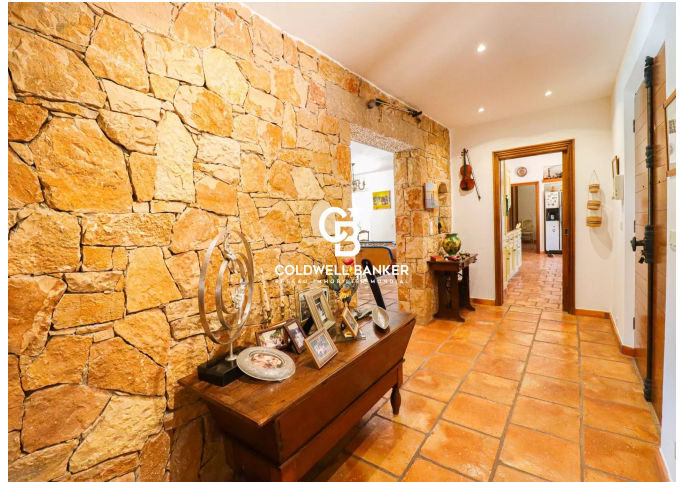
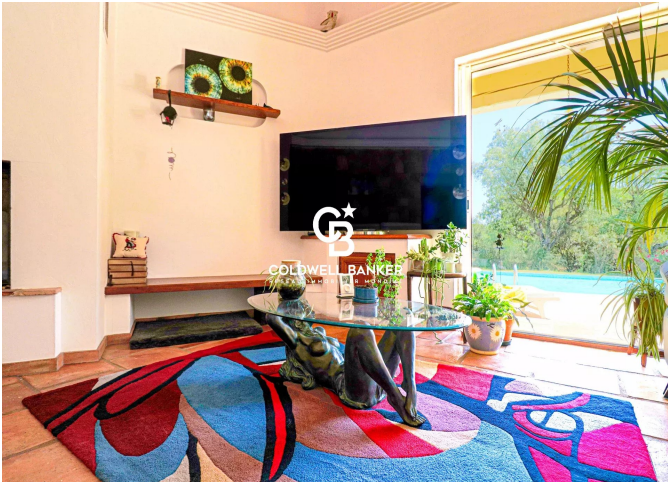
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 202

Indice d'émission de gaz à effet de serre (GES) : D 43



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