

Maison Roquefort-les-Pins 259 m<sup>2</sup>

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PRIX DE VENTE : 1 699 000 €

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## DESCRIPTION

Just minutes from the beaches, Opio golf course, and the first Alpine slopes, this Italian architect-designed villa combines style, modern comfort, and the Mediterranean way of life. Set on a flat, fully landscaped plot of over 2,300 m<sup>2</sup>, perfectly oriented, this home offers a rare living experience: a place designed for generous living, entertaining, and relaxing in a calm and naturally beautiful environment.

Refined style, elegant volumes, effortless flow

From the moment you arrive, the charm is immediate. The architecture is understated and elegant, blending seamlessly into the landscape. The interior spaces are perfectly proportioned, bathed in natural light, and open generously onto the outdoors through wide bay windows. The 60 m<sup>2</sup> living room with fireplace naturally extends to the terrace and pool, creating an ideal setting for summer lunches, peaceful evenings, or large receptions.

The villa features five bedrooms, including a master suite upstairs with walk-in closet, private bathroom, and balcony, as well as several other well-distributed bathrooms. The independent kitchen, inspired by Anglo-Saxon design, is both welcoming and functional.

Designed for effortless entertaining

The exterior has been thoughtfully designed to combine aesthetics and practicality:

Ample parking space at the front of the house allows for over 50 guests to be hosted comfortably.

A carport and covered parking spaces complete the setup.

The beautifully designed pool blends harmoniously into the landscaped garden, offering an elegant and private retreat.

A fish pond crossed by a charming stone bridge adds a bucolic and serene touch to the grounds.

An independent guest house adjacent to the main villa can serve as accommodation for guests, staff, or as a professional office. It can easily be extended with an additional room if desired.

At the rear of the garden, a converted garden shed previously used as a studio or home office offers a quiet, green workspace.

A beautiful, efficient, and sustainable home

This property perfectly blends charm and modern technology:

24 solar panels

Heat pump system

Full air conditioning

The home is immaculately maintained, with no renovation needed.

Located just 25 minutes from Nice International Airport, close to local shops in Roquefort-les-Pins and near Valbonne, this is at once a family residence, a peaceful retreat, and an ideal home for entertaining, allowing you to enjoy all the best of the French Riviera lifestyle.

Information about natural risks for this property is available at: [georisques.gouv.fr](http://georisques.gouv.fr)

Agency fees included, payable by the seller

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	259.13 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	8 rooms	NB de chambres :	5 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)

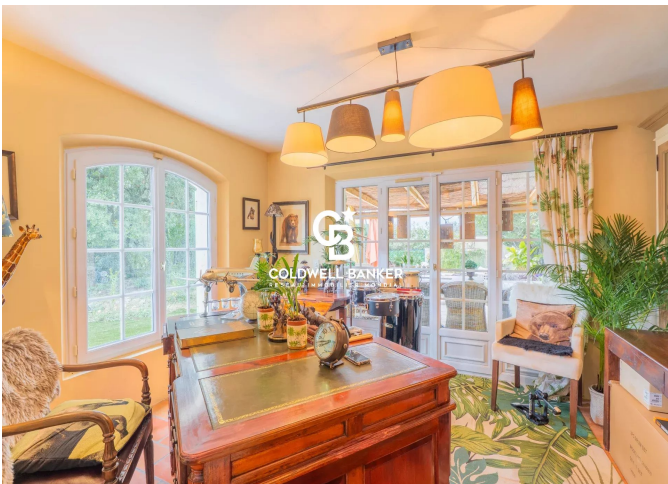
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 109

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



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