

Maison Roquefort-les-Pins 324 m<sup>2</sup>

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PRIX DE VENTE : 2 990 000 €

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EXCLUSIVITÉ

## DESCRIPTION

Located in the heart of a highly sought-after residential area, renowned for its absolute tranquility and architectural harmony, this modern villa completed in 2022 offers a living environment of rare elegance. This privileged sector guarantees an exceptional quality of life, in immediate proximity to amenities and international schools.

### Living Space:

The villa has been designed to capture natural light through vast openings. The centerpiece is an immense living space with spectacular volumes, featuring 6-meter high ceilings, creating an atmosphere that is both grand and soothing. This space includes a fully equipped high-end kitchen, combining sleek design with excellent materials.

### Night Space & Versatility:

5 bedrooms in total, including 4 spacious suites.

An exceptional master suite located on the ground floor for single-level living comfort.

The lower level, currently dedicated to a gym with a sauna, offers total flexibility: it can easily be transformed into an independent apartment (ideal for guests or staff) or a large collector's car garage.

### The Outdoors:

Set on a magnificent 2,500 m<sup>2</sup> flat landscaped plot, the property is an invitation to relax with:

A 12-meter heated swimming pool with a contemporary design.

Generous terraces equipped with a bioclimatic pergola.

A soothing panoramic view of the surrounding mountains.

A carport and several indoor parking spaces.

### Features:

The property is in impeccable new condition, combining luxury finishes and modern home automation. No work required.

Agency fees charged to the seller

Property tax: €3,403

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Information on the risks to which this property is exposed is available on the Géorisques website:

[georisques.gouv.fr](https://georisques.gouv.fr)

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## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	324.0 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	7 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)

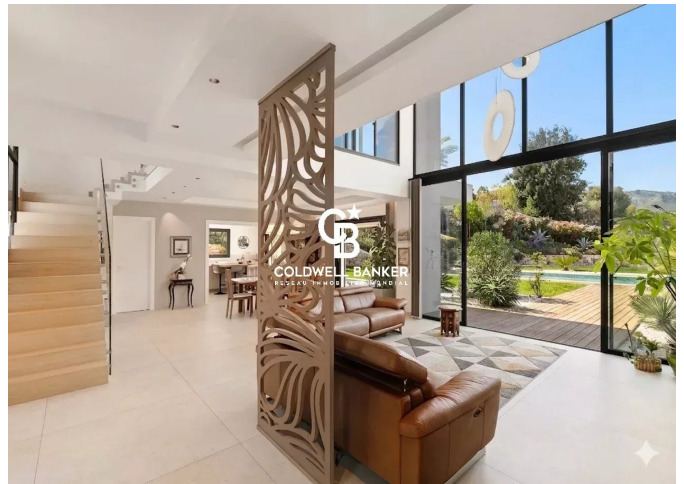
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 60

Indice d'émission de gaz à effet de serre (GES) : A 1



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