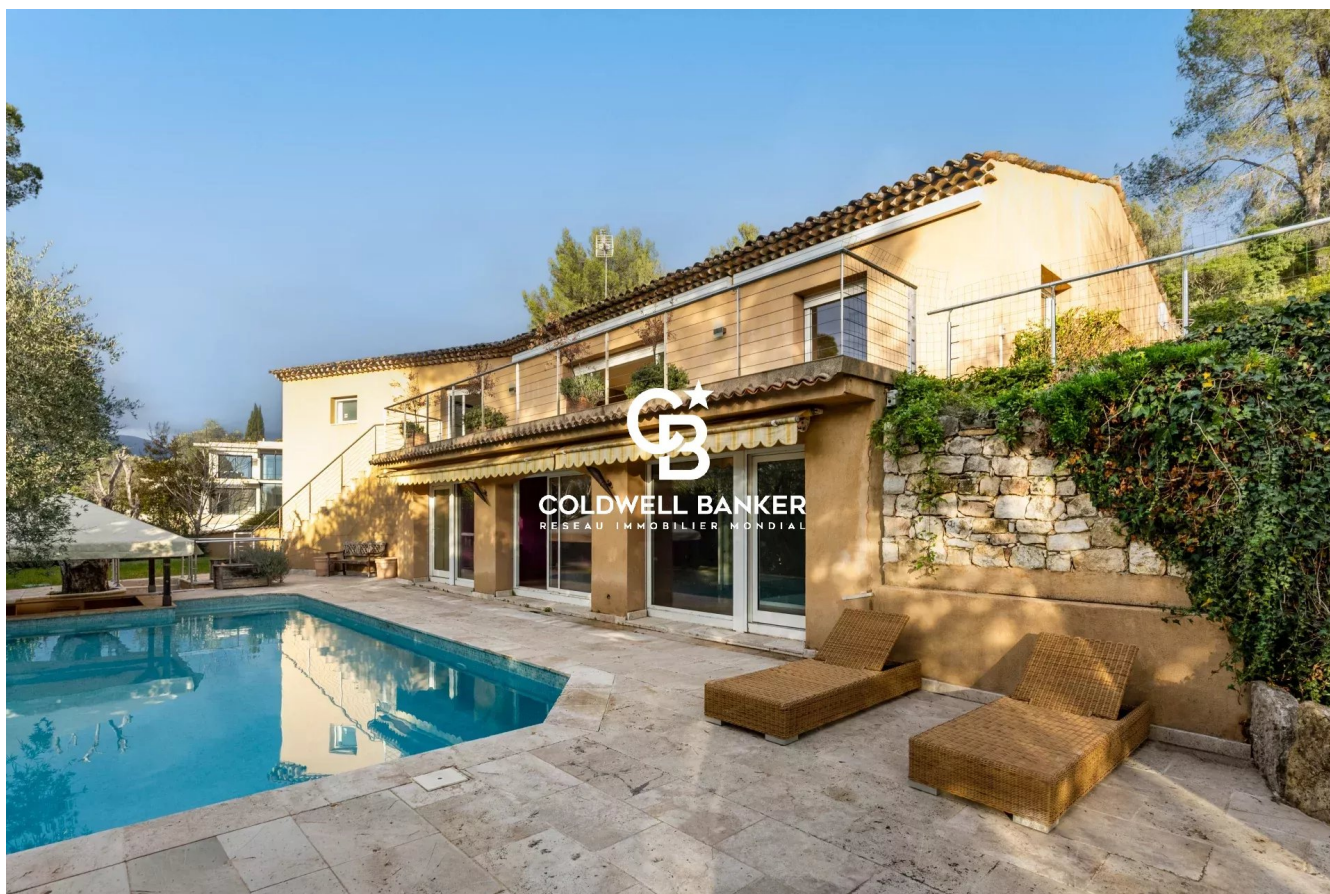


Maison Roquefort-les-Pins 430 m²



PRIX DE VENTE : 2 555 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

DESCRIPTION

8-ROOM VILLA – 430 M² – ROQUEFORT-LES-PINS

Located in a private and secure estate, south of the charming and sought-after village of Roquefort-les-Pins, this magnificent 430 m² family villa enjoys a dominant position with breathtaking panoramic views of the valley, offering a peaceful living environment close to nature, while remaining near the seaside and the Riviera beaches.

Upon entering, you will be captivated by a spacious, bright living room with fireplace, an elegant dining area, and a high-end open kitchen, opening onto a large terrace and a swimming pool, with uninterrupted views of the valley. This level also includes three bedrooms with en-suite bathrooms, providing comfort and privacy for every family member.

On the garden level, a second living room opens onto a beautifully landscaped garden, while an exceptional master suite with double dressing rooms and a full bathroom with jacuzzi offers a true wellness retreat. This level also includes an additional bedroom with bathroom, and the living room can be used as a games or fitness room, with views of the pool and its pool house.

The property features a closed garage, a carport, and numerous parking spaces, easily accommodating guests.

Combining generous volumes, refined layout, high-end amenities, swimming pool, and panoramic valley views, this villa represents a rare opportunity for families seeking an exceptional residence, close to the international airport, shops, and preserved in a unique natural setting.

Seller fees apply

Property tax: €4,461.

Information on the risks associated with this property is available at Géorisques: <https://georisques.gouv.fr>

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	430.0 m ²	Taxe foncière :	€4.00
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

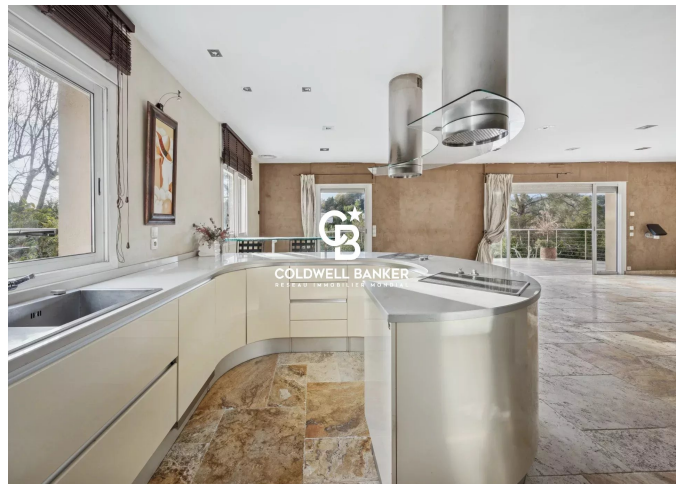
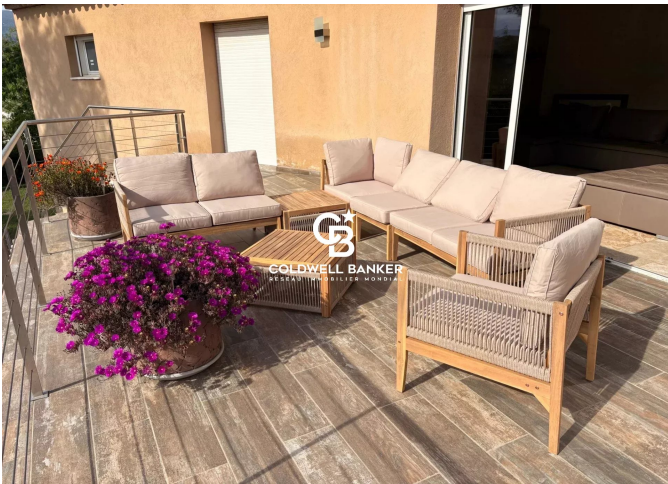
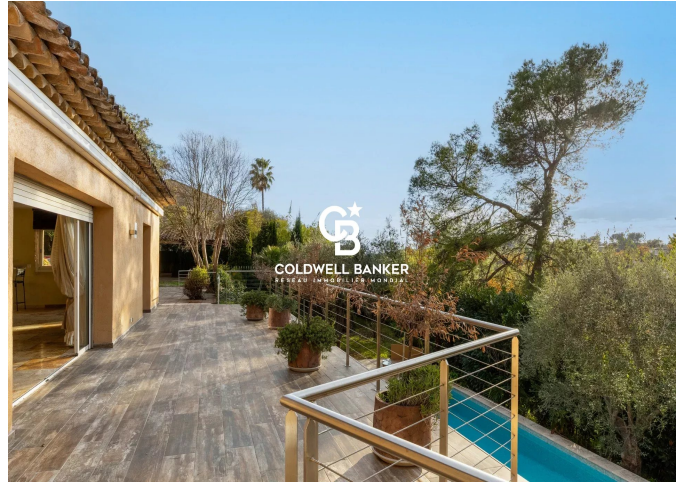
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 110

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



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