

**414 000 €**

**Contact agency**  
**Agence du Coin GM**

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**For sale contemporary house**

**Surface : 83 m²**

**Surface of the living : 28 m²**

**Surface of the land : 121 m²**

**Year of construction : 2015**

**Exposition : Ouest**

**View : Jardin**

**Hot water : Solaire**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, double glazing, Laundry room,  
Automatic gate, CALM

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

3 parkings

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : A**

**Document non contractuel**



## Contemporary house 1209 Roquebrune-sur-Argens

EXCLUSIVELY L'Agence du Coin offers you. Ideal Location:\* Located just 10 minutes from the beaches of Saint Agulf, and 5 minutes from the Village of Roquebrune sur Argens. Bus down the street. This charming house offers you the calm of the countryside while remaining close to all amenities. \*Main Features :\*

- \*Modern Construction (2015):\* BBC standards for optimal energy efficiency. -
- \*Semi-detached house on one side. -
- \*Functional Ground Floor:\* Shower room with WC, garage transformed into a pantry and storage area, you have the possibility of returning it to its garage function. -
- \*Bright Living Room (28 m²):\* Fully equipped and furnished kitchen, air-conditioned living room opening onto a west-facing terrace. -
- \*Comfortable and air-conditioned floor:\* Three spacious bedrooms with closet, bathroom and separate WC. \*Additional Benefits:\*
- \*Contemporary Style:\* Modern and refined design. -
- \*Communal swimming pool:\* For moments of relaxation with the family. -
- \*Peaceful Setting:\* No noise, close to the golf course. -
- \*Convenient Proximity:\* Five minutes from the charming village of Roquebrune-sur-Argens. Don't miss this opportunity to live in an idyllic setting, combining modern comfort and the tranquility of the countryside. Contact LAETITIA AGENCE DU COIN 06 08 94 29 68 now to organize a visit! Video available on our website.

