

649 000 €

Contact agency

Scandimmo

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For sale house

7 rooms

Surface : 164 m²

Surface of the living : 48 m²

Surface of the land : 1420 m²

Year of construction : 1979

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Features :

POOL, CALM, AIR CONDITIONING, Walking distance to shops, double glazing, fireplace, electric shutters

4 bedroom

3 terraces

1 bathroom

1 shower

3 WC

1 garage

2 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

20/04/2025 - Prix T.T.C



## House Roquebrune-sur-Argens

Beautiful family villa near the historic center of Roquebrune-sur-Argens. With a heated swimming pool and large garden. The location of this villa will allow you to enjoy absolute calm while having amenities accessible within a few minutes' walk. The exotic garden, with its various terraces, invites you to relax with a superb unobstructed view as far as the Esterel massif. The heated swimming pool has two pergolas, one ideal for aperitifs with friends, the other for relaxing. The house, with a living area of more than 230 m², raised on one floor and tastefully renovated, offers you numerous possibilities, and also has a basement of 68 m² to exploit. On the ground floor, a beautiful entrance leads to the 48 m² living room with a wood stove, and French doors letting in light and providing access to the balcony. A semi-open dining kitchen, fully equipped, very functional, ideal for a family. A large bedroom of 17 m² with cupboard/dressing room, as well as a bathroom and a guest toilet complete this floor. The first floor contains two air-conditioned bedrooms with cathedral ceilings (14 m² and 12 m²), a third bedroom, and an attic office (15 m² and 12 m²), as well as a bathroom with WC. On garden level there is a beautiful space of 68 m² with a ceiling height of 2 m50 which can be adapted according to your needs. Currently divided into three rooms, it is perfect for a professional or recreational activity. It is also possible to create an independent apartment on this level!

