



# LUXURY BY BLUE

INTERNATIONAL REALTY

Charming villa for sale in absolute calm in Roquefort-les-Pins



Roquefort-les-Pins - 1 320 000 €

Ref. 82632594

Discover this magnificent, spacious and bright villa, ideally situated in a peaceful wooded setting. With its 238 square metres of living space, this property offers generous living space in an intact natural environment. The 3196 square metre plot is planted with a variety of Mediterranean trees, including olive and oak.

The interior of the villa is cleverly laid out, with convertible storage space on each level. The ground floor comprises a spacious living room of around 50 square metres with a fireplace, bathed in light thanks to large bay windows giving access to two terraces. These terraces overlook a 10 x 5 metre swimming pool and a summer kitchen under a veranda. There is also a barbecue area for entertaining. A laundry/storeroom is also available. A long corridor leads to three independent bedrooms, each with its own bathroom or shower room and private toilet. There is also an additional toilet for guests. Each of the bedrooms opens onto the garden.

Upstairs you'll find a large en suite bedroom with a dressing area and a superb bathroom with corner bath, shower cubicle, double washbasin and toilet. This room opens onto a charming terrace surrounded by greenery. On this same level, you will find a small multi-purpose room that could be used for storage or as an office, as well as access to the attic space offering numerous storage possibilities.



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The grounds include a 19 square metre chalet, a two-car garage, a car port for one car, as well as six reversible heat pumps, a cellar and a large pool house. A water softener is also included. Don't miss this unique opportunity to own an exceptional villa in an unspoilt natural setting. Contact us now to arrange a viewing.

Living area : 230 m<sup>2</sup>

Bedrooms : 0

Surface area of land : 3196.00 m<sup>2</sup>

Exposition: South, South-east, South-west Rooms : 6

Property tax : 3 124 €

Fees payable by vendor

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