

A splendid 6P house on a private estate in Roquefort-les-Pins, between Villeneuve Loubet and Valbonne.

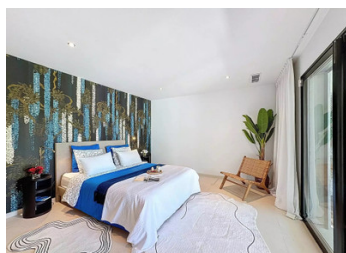
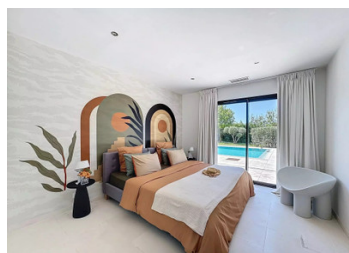


## INFORMATION

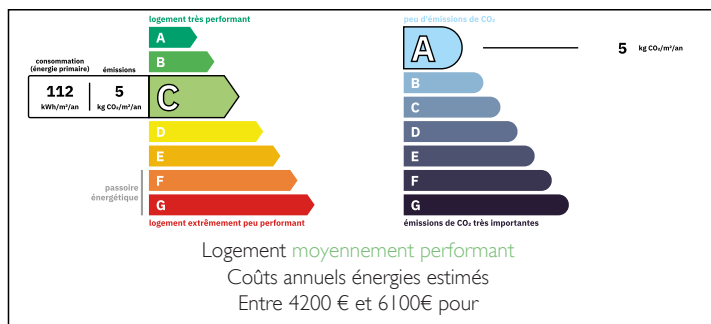
|             |                    |
|-------------|--------------------|
| Town:       | Roquefort-les-Pins |
| Department: | Alpes-Maritimes    |
| Bed:        | 6                  |
| Bath:       | 4                  |
| Floor:      | 225.87 m2          |
| Plot Size:  | 2416 m2            |

## IN BRIEF

A single-storey villa on a private estate in Roquefort-les-Pins, this exceptional 6P villa offers a calm and peaceful setting. Set on 2,416 m<sup>2</sup> of flat land, the property offers 225 m<sup>2</sup> of living space + 35 m<sup>2</sup> garage + numerous terraces. It boasts charm and character, absolute peace and quiet, a large swimming pool and jacuzzi. A rare property, ideal for a peaceful lifestyle yet close to amenities, main roads and shops.

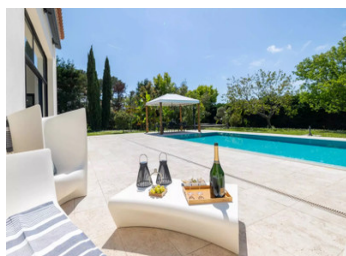


## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière:** 3254 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

### Overview :

Ideally located in a private estate in Roquefort-les-Pins, this villa is set in the hills between Villeneuve Loubet and Valbonne.

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Recently renovated using top-of-the-range materials, the property perfectly combines elegance, comfort and practicality. With spacious, light-filled interiors, this villa offers six bedrooms, spacious living areas and a modern, fully-equipped kitchen.

### Layout :

The villa is spread over one level and offers generous volumes. It comprises 6 bedrooms, a living room with a well-equipped open-plan kitchen opening onto the terrace with pool views.

One of the bedrooms has a terrace, the other has an integrated shower room, a games room and/or study and a guest bedroom.

The villa has 2 bathrooms and 2 shower rooms, with 5 WCs.

I Living room/kitchen 73 m<sup>2</sup>

I Bedroom 15 m<sup>2</sup>

I Bedroom 14 m<sup>2</sup>

I Bedroom 15 m<sup>2</sup>

I Bedroom 21 m<sup>2</sup>

I Bedroom 12 m<sup>2</sup>

I Bathroom/toilet 7 m<sup>2</sup>

I Dressing room 5 m<sup>2</sup>

I Entrance hall 8 m<sup>2</sup>

I Toilet 1 m<sup>2</sup>

I Cloakroom 3 m<sup>2</sup>

I Bathroom 8 m<sup>2</sup>

I Toilet 1 m<sup>2</sup>

I Utility room 6 m<sup>2</sup>

I Shower room/toilet 6 m<sup>2</sup>

I Studio 25 m<sup>2</sup>