

Ref: A40168NEM83

Price: 1 290 000 EUR

agency fees to be paid by the seller

Superb charming villa with panoramic sea view and remarkable value-enhancement potential-Les Issambres region



INFORMATION

Town: Roquebrune-sur-Argens

Department: Var

Bed: 7

Bath: 2

Floor: 220 m2

Plot Size: 1570 m2









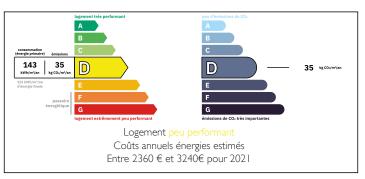




IN BRIEF

Nestled in a lush green setting in Les Issambres, this 220 m² villa captivates with its authenticity and panoramic sea views. Spread over two floors above the garden level and set on a beautifully landscaped 1,570 m² south-facing plot, it offers generous volumes flooded with natural light. The 60 m² dual-aspect living room opens onto a large sea-facing terrace, while the separate kitchen also benefits from direct outdoor access. The property features 7 bedrooms, including 4 on the main level, complemented by several bathrooms and shower rooms. On the garden level, a self-contained 40 m² apartment provides ideal accommodation for guests or rental purposes. The private, tree-lined garden creates a serene atmosphere perfect for relaxation. A pending building permit includes plans for a swimming pool and the modernisation of the villa, further enhancing the potential of this rare...

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.





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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in a quiet residential area on a cul-de-sac, this 220 m² detached villa enchants with its authenticity, generous volumes, and privileged location just minutes from local amenities.

Set on a landscaped 1,570 m² plot with full south-facing exposure, it offers stunning, unobstructed sea views. The bright, approximately 60 m² dual-aspect living room, opening onto a large terrace, forms the heart of the home. The separate kitchen, with potential to open onto the living space, also benefits from access to a shaded terrace.

The villa comprises 7 bedrooms in total, including 4 on the main level. Two en-suite shower rooms, a bathroom, an additional shower room, and several WCs complete the sleeping areas, thoughtfully arranged across multiple levels for comfort and privacy.

On the garden level, a self-contained apartment of approximately 40 m² with living room, kitchen, bedroom, and shower room offers flexible options: guest accommodation, seasonal rental, or private space. A laundry room and a large garage complete the property.

The sun-filled, tree-lined garden provides seclusion and the possibility for various enhancements. A building permit is being processed for villa modernisation and the addition of a swimming pool, offering significant potential for value enhancement.

Combining Provençal charm with transformation opportunities, this rare property represents an ideal family home or a premium second residence.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr