

Beautiful detached villa . 3/4 bedrooms, 2 bathrooms with swimming pool, large veranda and large garden .



INFORMATION

Town:	Rocbaron
Department:	Var
Bed:	3
Bath:	2
Floor:	109 m ²
Plot Size:	751 m ²



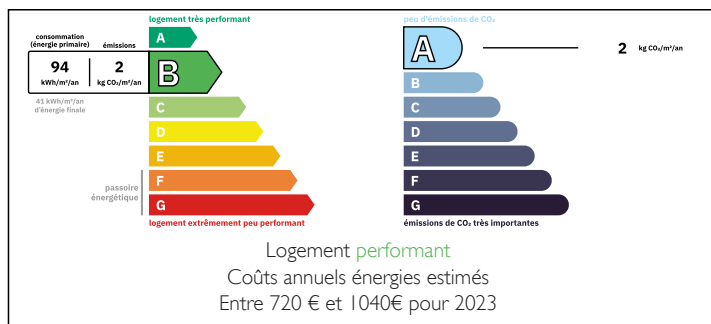
IN BRIEF

Elegant Single-Storey Villa with Pool – Provençal Charm in Rocbaron

109 m² of living space + 23 m² annex | 756 m² plot | Swimming pool | Absolute tranquillity

Nestled in the heart of the village of Rocbaron, this single-storey villa invites you to experience the gentle Provençal way of life. Surrounded by greenery and completely private, it combines modern comfort with authentic charm in a peaceful, sun-drenched setting.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



DESCRIPTION

From the moment you step inside, the spacious 44 m² living area, bathed in sunlight, enchants with its welcoming atmosphere. The fireplace invites cosy winter evenings, while the 16 m² veranda opens onto the garden — an ideal setting for summer dining. The open-plan kitchen, fully fitted and equipped, continues the home's warm and inviting spirit.

On the night side, three bedrooms — including a master suite with shower room, WC, and office area — offer refined comfort and privacy.

The features are impeccable: double glazing, reversible air conditioning, electric gate, fibre internet, alarm system, three-phase power for an EV charging point, two shower rooms and two water heaters — every detail has been carefully considered.

Adjoining the house, a 23 m² unfinished space with independent access and water/electricity connections offers endless possibilities: guest studio, artist's workshop, or private office or remain as a garage .

The enclosed and landscaped 756 m² garden is a true haven of peace, featuring a fenced 9 x 3.5 m swimming pool, an 80 m² terrace, and a garden shed. Here, the cicadas sing, and time seems to slow down.

The charming Provençal village of Rocbaron offers all amenities within walking distance — schools, shops, cafés, and a local market. Within minutes you can reach a large shopping area, and in less than 35 minutes, the golden beaches of Hyères or the lively streets of Toulon. Just one hour from Aix-en-Provence, this address combines peace, elegance, and the Mediterranean art of...

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES