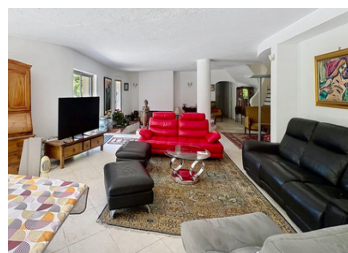


Light Filled Designer Home on Expansive Grounds



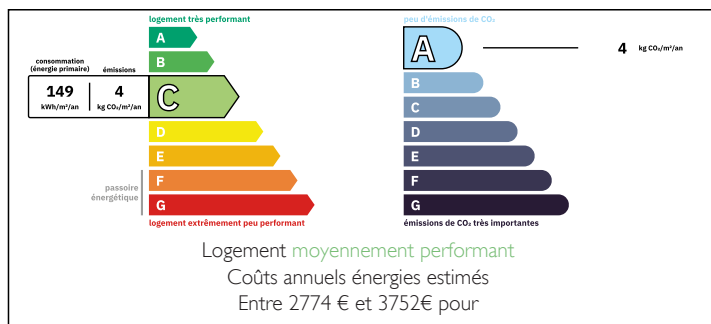
INFORMATION

Town:	Roquefort-les-Pins
Department:	Alpes-Maritimes
Bed:	5
Bath:	1
Floor:	245 m ²
Plot Size:	9150 m ²

IN BRIEF

Ideally located in a peaceful residential area close to the village centre of Roquefort-les-Pins, this luminous architect designed villa offers generous interior volumes and exceptional privacy, just 20 minutes from Sophia Antipolis and 30 minutes from Nice Airport. With approximately 230 m² of living space, the ground floor features an elegant and bright 80 m² living area with a cosy fireplace, a spacious modern kitchen, a shower room, one bedroom, and a second bedroom with dressing room and private bathroom, plus a separate WC. The upper level includes three further bedrooms, one with en-suite shower room, an additional shower room and a separate WC. A garage and laundry room complete the interior, while outdoors a beautiful 11 x 5 m swimming pool enjoys open views with no overlooking neighbours. Designed by architect Coelho, this home stands out for...

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

Nestled in a peaceful and highly desirable residential setting near the centre of Roquefort-les-Pins, this outstanding architect designed villa combines light, volume and modern elegance, just a short distance from amenities, international schools, and the Côte d'Azur's major employment hub of Sophia Antipolis. Nice International Airport is only 30 minutes away, offering excellent accessibility for both work and travel.

With approximately 230 m² of refined living space, this unique villa is a true celebration of contemporary Provençal lifestyle. The ground floor reveals a magnificent 80 m² open plan living area bathed in natural light thanks to large openings onto the outdoors. A warm and stylish fireplace seating area adds a cosy touch to the modern architecture. The generous kitchen offers both functionality and sociability, ideal for family life and entertaining.

Also on this level, a first bedroom offers comfort and convenience, while a second bedroom benefits from a dressing room and a private bathroom, perfect for ground floor living or for hosting guests. A separate shower room and an independent WC make the layout even more practical.

The upper floor accommodates three further bedrooms, one of which includes its own private shower room. An additional shared shower room and a separate WC ensure excellent comfort for family members and visitors alike.

Outdoor living is a true highlight of this property. The swimming pool (11 × 5 m) is positioned directly in front of the main living area, creating a seamless indoor/outdoor flow and a setting ideal for relaxation...

LOCAL TAXES

Taxe habitation: EUR

NOTES