

Charming Provencal Villa with Views and Total Peace in Roquefort-les-Pins



INFORMATION

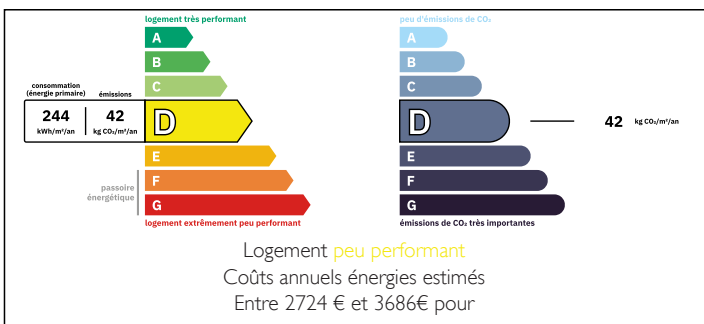
Town:	Roquefort-les-Pins
Department:	Alpes-Maritimes
Bed:	3
Bath:	1
Floor:	150 m ²
Plot Size:	2002 m ²

IN BRIEF

Ideally nestled in one of Roquefort-les-Pins' most sought after neighbourhoods, this bright and charming villa offers exceptional calm, beautiful open views and immediate access to village life and amenities. Set on a 2,000 m² plot with swimming pool, it provides around 150 m² of living space designed for comfort, flexibility and a year round indoor/outdoor lifestyle.

The ground floor features a luminous living room with wood stove, an independent fitted kitchen, and a spacious master suite that can be reconfigured into two bedrooms. Upstairs, another generous bedroom opens onto a panoramic terrace. On the garden level, an additional room offers multiple uses, from office to guest bedroom. With its garage, cellar, carport and private parking, this property is a rare opportunity for those seeking space, serenity and superb views.

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

In an elevated and highly desirable area of Roquefort-les-Pins, this exclusive villa enjoys an exceptional setting where unobstructed views, tranquillity and proximity to the centre come together perfectly. Built on a generous 2,000 m² plot with swimming pool, the property offers approximately 150 m² of interior space, thoughtfully arranged to maximise comfort and natural light.

The entrance leads into a fully fitted and equipped independent kitchen, followed by a bright living and dining room warmed by a wood burning stove. Large bay windows open onto an expansive covered terrace, creating a seamless transition between indoor living and outdoor relaxation, while framing superb views over the surrounding natural landscape.

The master bedroom on this level is both spacious and adaptable, with the possibility of being divided into two separate rooms. It opens directly onto a private shaded terrace, ideal for morning coffee or quiet afternoons. A generous bathroom with corner bath, shower, double basin, and an independent toilet completes this floor.

A charming upstairs bedroom, also offering the option for division, opens onto a beautiful terrace enjoying panoramic views of the mountains. This floor is completed by a bathroom, a separate toilet, and practical storage spaces.

On the lower level, an additional multipurpose room provides excellent flexibility for use as a bedroom, office, games room, or independent guest area. It benefits from direct access to a private terrace. A cellar and an attached garage with mezzanine storage complete the practical features of the property.

The outdoor areas are designed for...

LOCAL TAXES

Taxe habitation: EUR

NOTES