

Peaceful Countryside Home with Separate Guest House



INFORMATION

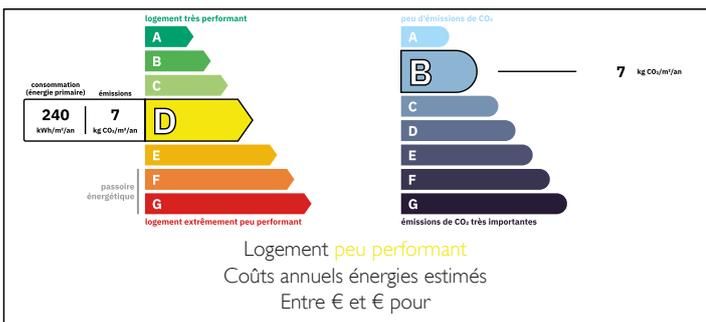
Town:	Le Rouret
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	120 m ²
Plot Size:	1711 m ²

IN BRIEF

Located in a quiet and sought after residential area, this charming and unusual Provençal property offers approximately 120 m² of accommodation including a separate two storey guest house, set within 1,711 m² of enclosed landscaped grounds with swimming pool and garages.

The main villa features a bright living dining room with insert fireplace, dining area, veranda, and a fitted open plan kitchen, while the guest house provides two bedrooms with private bathing facilities, ideal for hosting family and friends or creating an independent professional space. Outside, generous terraces surround the pool and gardens, offering a relaxed Mediterranean lifestyle only minutes from local amenities and within easy reach of the coast and airport.

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

Set in a calm and highly desirable residential environment, this characterful property offers an appealing combination of Provençal charm, practical layout, and versatile accommodation, with a total surface area of approximately 120 m² including a detached two storey guest house, all within 1,711 m² of enclosed grounds.

The principal house is arranged on one level and centres around a generous living dining room featuring terracotta floors, arched openings, and an insert fireplace creating a warm focal point. Adjacent is a separate dining room and a bright veranda opening onto the terraces and pool area, while the fitted and equipped open plan kitchen is ideal for everyday living and entertaining. A spacious bedroom with its own shower room, guest WC, and several storage areas complete this level.

The independent guest house, arranged over two floors, provides two further bedrooms, one with an en suite bathroom and the other with a shower room and WC, making it perfect for visiting family, rental potential, or use as a home office or professional studio.

Outdoors, wide timber terraces frame the swimming pool and connect seamlessly to the garden, offering numerous areas for sun lounging, alfresco dining, or evening relaxation. The grounds are attractively landscaped and fully enclosed, ensuring privacy and tranquillity. Practical features include a double garage with mezzanine storage, an electric entrance gate, ample parking, outdoor lighting, double glazing, and full air-conditioning for year round comfort.

Conveniently positioned just minutes from shops, schools, sports facilities, and the village centre, with beaches...

LOCAL TAXES

Taxe habitation: EUR

NOTES