

Family Villa with Pool and Panoramic Mountain Views



INFORMATION

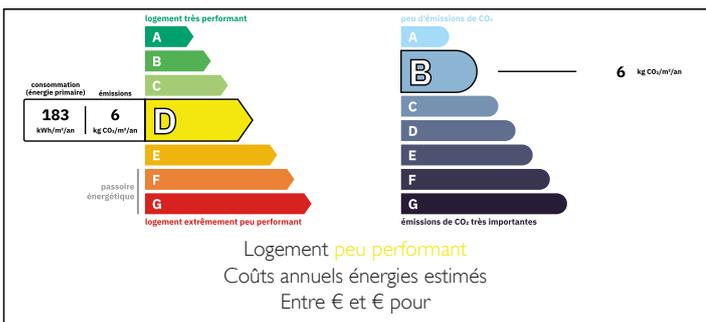
Town:	Le Rouret
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	200 m ²
Plot Size:	1597 m ²

IN BRIEF

Set in a peaceful and highly sought after residential area, this beautiful family villa offers around 200 m² of living space and enjoys open mountain views across landscaped Mediterranean gardens of approximately 1,597 m², complete with a traditional tiled swimming pool.

Bright reception rooms open onto the garden and terraces, while six bedrooms, including a superb principal suite, are arranged over three levels, allowing excellent flexibility for family life or hosting guests. With double garages, generous parking, and immediate access to village amenities, beaches, golf courses and the airport, this is a rare opportunity to acquire a spacious and refined home in one of the Riviera's most desirable inland locations.

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

Located in a quiet residential enclave yet moments from village life, this impressive family villa combines generous proportions, open views, and a highly functional layout. The property offers approximately 200 m² of living accommodation (over 215 m² usable space) set within beautifully landscaped grounds of around 1,597 m² planted with olive trees, pines, palms, mimosas, fruit and citrus trees, all centred around a traditional tiled swimming pool.

On the main level, a spacious entrance hall leads to a bright living and dining room with a closed fireplace and large windows opening onto the terraces and garden. A separate fitted kitchen sits nearby, ideal for family living, while this floor also accommodates four bedrooms, two with en suite facilities, along with additional shower rooms and guest WC.

Upstairs, the principal suite enjoys superb mountain views and features a dressing room and private shower room, creating a secluded retreat within the home.

On the garden level, an additional bedroom with shower room and WC offers ideal independent accommodation for family, visitors, or staff, as well as potential for home office use.

Outside, the flat lawns and mature planting create a serene Mediterranean setting, with plenty of space for outdoor dining, entertaining, and relaxation beside the pool. Completing the property are a double garage, carport, large parking area, electric gate, alarm system, irrigation system, and full air-conditioning for year round comfort.

Perfectly positioned close to shops, schools, golf courses, beaches and transport links, yet enjoying a tranquil atmosphere and sweeping countryside views,...

LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: EUR

NOTES