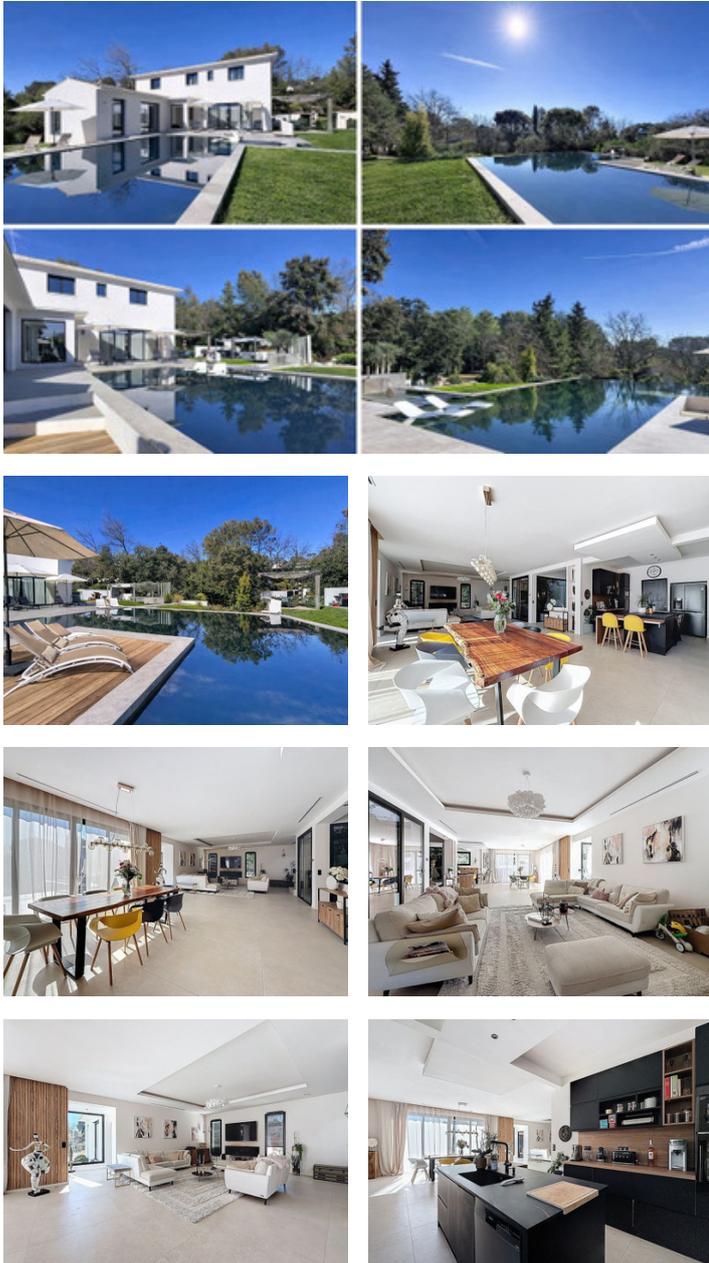


Prestigious Contemporary Villa with Infinity Pool – Roquefort-les-Pins



INFORMATION

Town:	Roquefort-les-Pins
Department:	Alpes-Maritimes
Bed:	7
Bath:	3
Floor:	324 m ²
Plot Size:	3115 m ²

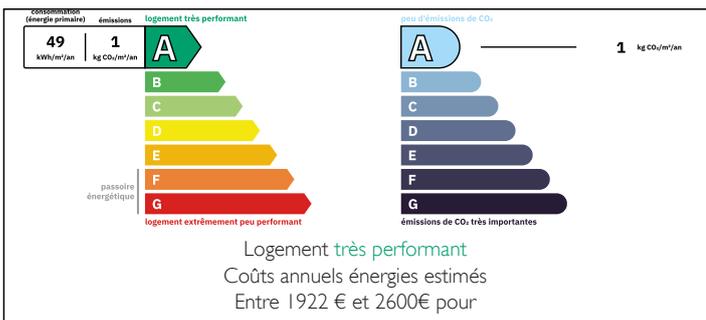
IN BRIEF

Located in the ultra residential area of Roquefort-les-Pins, this exceptional contemporary villa enjoys absolute tranquillity in a dominant position on beautifully landscaped grounds. Newly built and offering approximately 360 m² of living space, the property combines generous volumes, modern architecture and high end amenities.

The villa opens with an elegant entrance featuring a covered porch and a striking glass patio with an olive tree at its centre. The spectacular 120 m² living area, filled with natural light from large bay windows, opens onto expansive terraces and a magnificent infinity pool.

The property includes a master suite on the main level and six additional en-suite bedrooms upstairs. A wellness area with jacuzzi and sauna, gym, billiards room and wine cellar complete this luxurious home, along with an independent studio and garage. Ideally

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

Situated in one of the most sought after residential areas of Roquefort-les-Pins, this remarkable newly built luxury villa enjoys a dominant position in a peaceful environment surrounded by nature. Offering approximately 360 m² of refined living space, the property combines contemporary architecture, elegant interior design and high quality amenities to create an exceptional residence on the Côte d'Azur.

The approach to the villa sets the tone immediately. A covered entrance porch welcomes visitors with a striking contemporary fountain integrated into the wall structure, creating a unique architectural feature. The entrance opens into a spacious foyer centred around a stunning glass enclosed patio where a beautiful olive tree is planted, bringing natural light and a Mediterranean atmosphere into the heart of the home. A guest cloakroom and a large walk-in wardrobe complete the entrance area.

The main living space is truly impressive. Spanning approximately 120 m², the living and reception area benefits from exceptional volumes and floor-to-ceiling bay windows that flood the space with natural light while framing views of the landscaped garden and pool. The living room flows seamlessly onto large terraces, creating an ideal environment for indoor outdoor living and entertaining.

The main level also features a luxurious master suite designed as a private retreat. It includes a spacious dressing room, an elegant bathroom with a bathtub overlooking the garden, a large Italian style walk in shower and separate private toilets.

Upstairs, the villa offers six beautifully appointed en suite bedrooms. Each bedroom benefits from its own...

LOCAL TAXES

Taxe habitation: EUR

NOTES