



DESCRIPTION

Nestled within over 10,800 m² of private Mediterranean grounds at the foot of the iconic Roquebrune Rock, this exceptional Provençal stone bergerie offers a rare combination of authenticity, privacy, and easy access to the French Riviera. Built using traditional methods with authentic local red stone, the property is rich in character, featuring exposed beams, spacious living areas, a striking fireplace, and seamless indoor-outdoor living through expansive bay windows opening onto several covered terraces.

Surrounded by umbrella pines, mature trees, and beautifully landscaped gardens, the property enjoys a peaceful natural setting just minutes from the beaches, golf courses, marinas, and restaurants of the Côte d'Azur, while also benefiting from convenient access to Nice Côte d'Azur and Marseille Provence international airports.

Bathed in natural light, the approximately 200 m² residence combines timeless Provençal charm with carefully integrated modern comforts and strong energy performance for a property of its era and style. The heart of the home is a magnificent double-height living room with warm terracotta floors and an impressive fireplace, opening directly onto expansive terraces and outdoor entertaining spaces perfectly designed for relaxed Mediterranean living.

The large family kitchen offers generous preparation and dining space while remaining closely connected to both the indoor and outdoor living areas. The accommodation includes five bedrooms, a dedicated office ideal for remote working, and three bathrooms, all thoughtfully arranged to provide both comfort and flexibility for family life or guest accommodation.

Outside, the estate transforms into a true Mediterranean retreat. At its centre lies...

LOCAL TAXES

Taxe foncière: 3857 EUR

Taxe habitation: EUR

NOTES