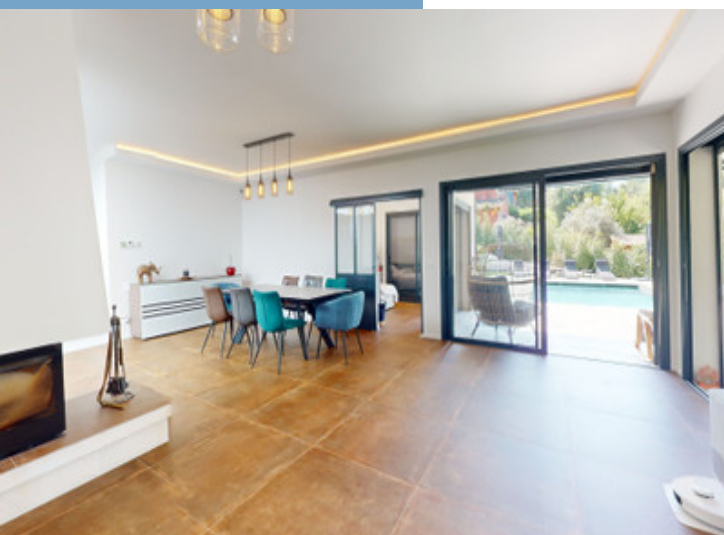




DETACHED HOUSE WITH 5 ROOMS, 180M²,
SINGLE STORY, VERY BRIGHT, MODERN WITH
SWIMMING POOL IN ROQUEFORT-LES-PINS

DETACHED HOUSE WITH
5 ROOMS, 180M², SINGLE
STORY, VERY BRIGHT,
MODERN WITH
SWIMMING POOL IN
ROQUEFO...



PROPERTY FACT FILE	
REFERENCE	A41405VAP06
PRICE	€ 1,264,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	181 m ²
LAND	35 m ²
TOWN	Roquefort-les-Pins
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Garage, Single storey
*Price based on current exchange rate which is subject to change	



- Renovated villa with high-end amenities
- Quiet, residential, and green environment
- Energy independence thanks to solar panels
- Secure house with alarm and electric gate
- Double garage + numerous parking spaces

DETACHED HOUSE WITH
5 ROOMS, 180M², SINGLE
STORY, VERY BRIGHT,
MODERN WITH
SWIMMING POOL IN
ROQUEFO...

Ref : A4I405VAP06

Set in over 3,000 m² of lush greenery, this fully renovated single-story villa offers a high-end living experience. Upon entering, a light-filled patio leads to a 50 m² double living room opening onto travertine terraces and a saltwater pool with a submerged beach.

DESRIPTIF

OVERVIEW

This magnificent single-story detached villa perfectly embodies the Provençal art of living, revisited in a contemporary style. Surrounded by over 3,100 m² of landscaped grounds, it enjoys complete tranquility in a residential countryside setting.

Carefully renovated in 2022, it combines noble materials, modern technologies, and a warm atmosphere.

The south/southwest exposure bathes the house in natural light all day long, while the terraces, saltwater pool, and summer kitchen create a true outdoor living space, ideal for enjoying long summer evenings.

This property charms with its understated elegance, functionality, and generous volumes, designed to offer comfort and conviviality.

LAYOUT

Entirely on one level, the villa has a fluid and perfectly designed layout. The entrance opens onto a bright patio leading to a spacious 50 m² double living room with a fireplace, extended by a modern, fully equipped kitchen. The whole area opens directly onto the terraces and swimming pool, creating harmony between the interior and exterior.

The sleeping area comprises 4 bedrooms:

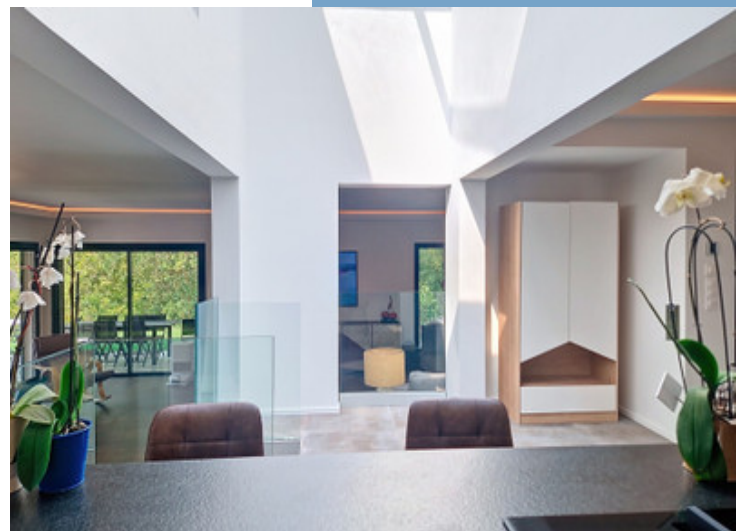
- 2 suites with their own shower room and toilet
- 2 additional bedrooms with shared bathroom
- Separate toilet

The travertine exterior surrounds the house and pool area. The saltwater pool, secured by a sliding cover and equipped with an underwater beach, is complemented by an outdoor shower and a superb summer kitchen.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A4I405VAP06>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

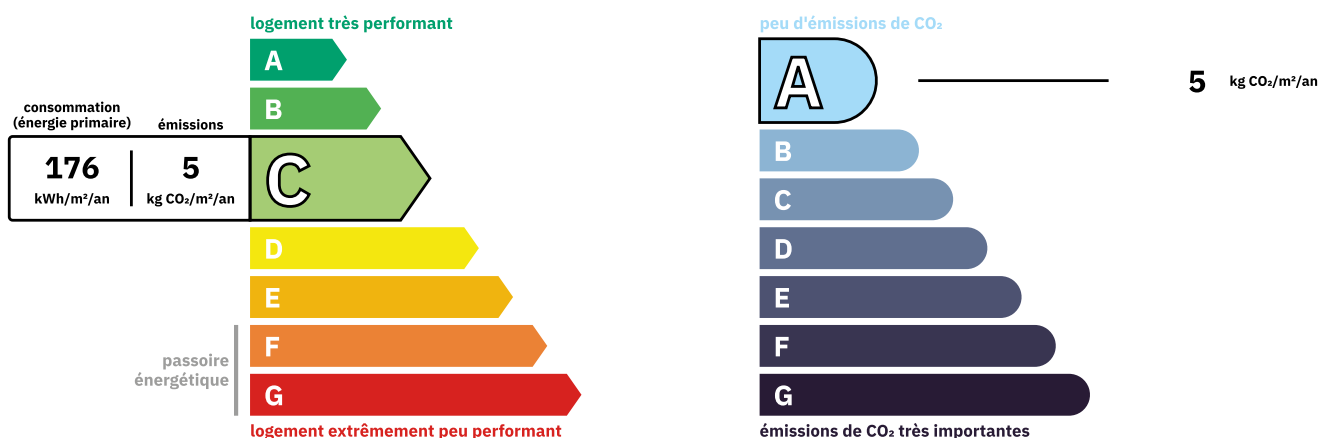
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

DETACHED HOUSE WITH 5 ROOMS, 180M², SINGLE STORY, VERY BRIGHT, MODERN WITH SWIMMING POOL IN ROQUEFO...

Ref : A4I405VAP06

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>



Property Moderately efficient
Estimated annual energy costs
between 2075 € and 2808€ for

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A4I405VAP06
FILE COMPLETE
AND PHOTOS
ON REQUEST

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