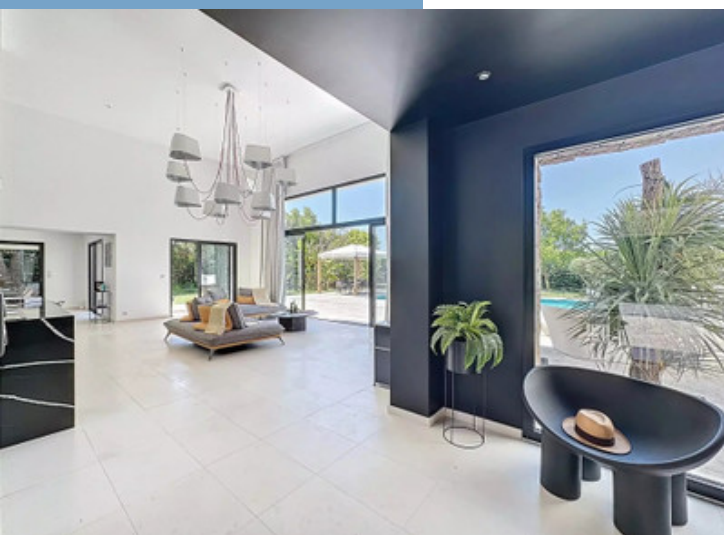
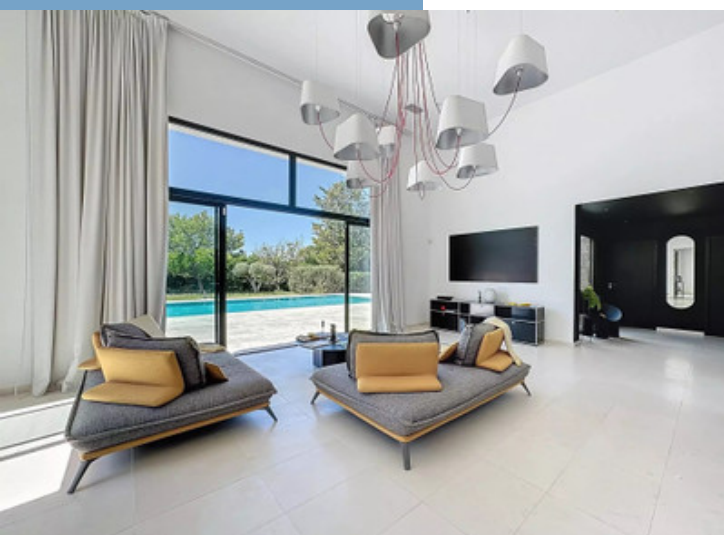




A SPLENDID 6P HOUSE ON A PRIVATE ESTATE IN
ROQUEFORT-LES-PINS, BETWEEN VILLENEUVE
LOUBET AND VALBONNE.

A SPLENDID 6P HOUSE
ON A PRIVATE ESTATE IN
ROQUEFORT-LES-PINS,
BETWEEN VILLENEUVE
LOUBET AND VALBONN...



PROPERTY FACT FILE	
REFERENCE	A38623VAP06
PRICE	€ 1,990,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	225.87 m ²
LAND	2416 m ²
TOWN	Roquefort-les-Pins
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Garage, Single storey
*Price based on current exchange rate which is subject to change	



- A rare property on a private estate.
- A villa on one level.
- South-facing with many terraces.
- Private pool and jacuzzi.
- A quiet, peaceful location close to the shops.

A SPLENDID 6P HOUSE
ON A PRIVATE ESTATE IN
ROQUEFORT-LES-PINS,
BETWEEN VILLENEUVE
LOUBET AND VALBONN...

Ref : A38623VAP06

A single-storey villa on a private estate in Roquefort-les-Pins, this exceptional 6P villa offers a calm and peaceful setting. Set on 2,416 m² of flat land, the property offers 225 m² of living space + 35 m² garage + numerous terraces. It boasts charm and character, absolute peace and quiet, a large swimming pool and jacuzzi. A rare property, ideal for

DESCRIPTION

Overview :

Ideally located in a private estate in Roquefort-les-Pins, this villa is set in the hills between Villeneuve Loubet and Valbonne.

This exceptional 6P villa offers a calm and peaceful environment. Set on 2,416 m² of flat land, the property offers 225 m² of living space + 35 m² garage + numerous terraces. It boasts charm and character, absolute peace and quiet, a large swimming pool and jacuzzi.

Recently renovated using top-of-the-range materials, the property perfectly combines elegance, comfort and practicality. With spacious, light-filled interiors, this villa offers six bedrooms, spacious living areas and a modern, fully-equipped kitchen.

Layout :

The villa is spread over one level and offers generous volumes. It comprises 6 bedrooms, a living room with a well-equipped open-plan kitchen opening onto the terrace with pool views.

One of the bedrooms has a terrace, the other has an integrated shower room, a games room and/or study and a guest bedroom.

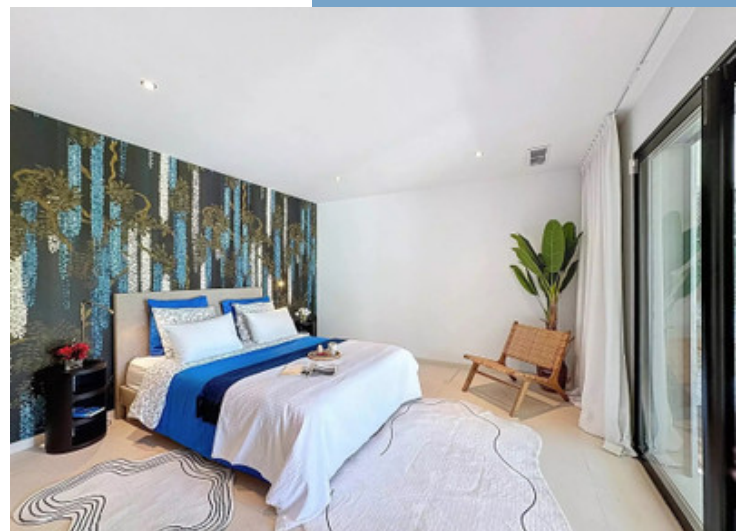
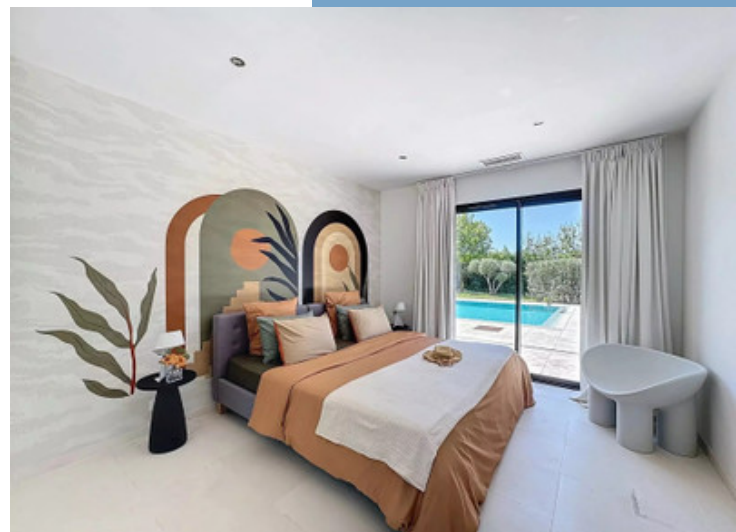
The villa has 2 bathrooms and 2 shower rooms, with 5 WCs.

- | Living room/kitchen 73 m²
- | Bedroom 15 m²
- | Bedroom 14 m²
- | Bedroom 15 m²
- | Bedroom 21 m²
- | Bedroom 12 m²
- | Bathroom/toilet 7 m²
- | Dressing room 5 m²
- | Entrance hall 8 m²
- | Toilet 1 m²
- | Cloakroom 3 m²
- | Bathroom 8 m²
- | Toilet 1 m²
- | Utility room 6 m²
- | Shower room/toilet 6 m²
- | Studio 25 m²
- | Shower room/toilet 7 m²
- | Garage 34 m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38623VAP06>

COMPLETE FILE AND PHOTO ON REQUEST



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

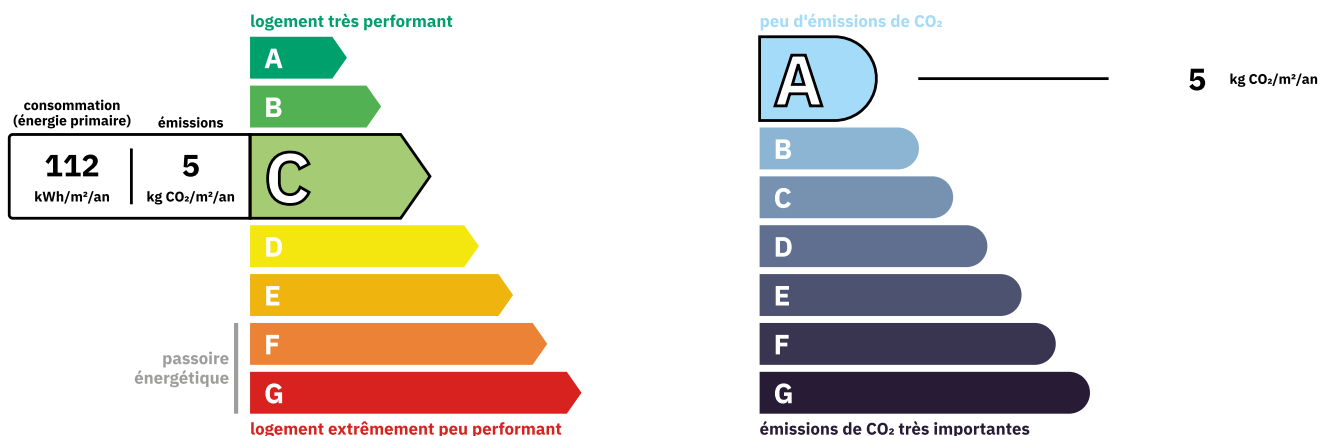
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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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 4200 € and 6100€ 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 : A38623VAP06
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr