

ROQUEBRUNE-SUR-ARGENS - STUNNING PROVENÇAL STONE ESTATE WITH POOL & PRIVATE GROUNDS CLOSE TO THE CÔTE D'AZUR

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PROPERTY FACT FILE

REFERENCE	A44826ROG83
PRICE	€ 1,490,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	200 m²
LAND	10822 m²
TOWN	Roquebrune-sur-Argens
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Garage, Private parking

*Price based on current exchange rate which is subject to change





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- Rare Provençal Stone Estate
- Private c. 1-Hectare Mediterranean Oasis
- Heated Pool & Luxury Outdoor Living
- Authentic Charm with Modern Efficiency
- Minutes from Beaches & Riviera Lifestyle

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Set within over 10,800m² of private Mediterranean grounds beneath the iconic Rocher de Roquebrune, this exceptional Provençal stone bergerie combines authenticity, privacy and easy access to the Côte d'Azur. Built using traditional local red stone, the property features spacious living areas, exposed beams, a striking fireplace and seamless



DESCRIPTION

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 a heated saltwater swimming pool surrounded by extensive stone terraces, shaded lounging areas, and mature planting. A summer kitchen beneath the pergolas creates the ideal setting for al fresco dining, while a pétanque court tucked amongst the pines adds an unmistakably Provençal atmosphere.

The estate also includes an inspiring artist's studio, a separate studio, a garage, and an approximately 8,000 m² paddock suitable for equestrian use or additional outdoor lifestyle projects. Modern features have been carefully integrated without compromising the authenticity of the property, inc...



More Online :
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COMPLETE FILE AND PHOTO ON REQUEST

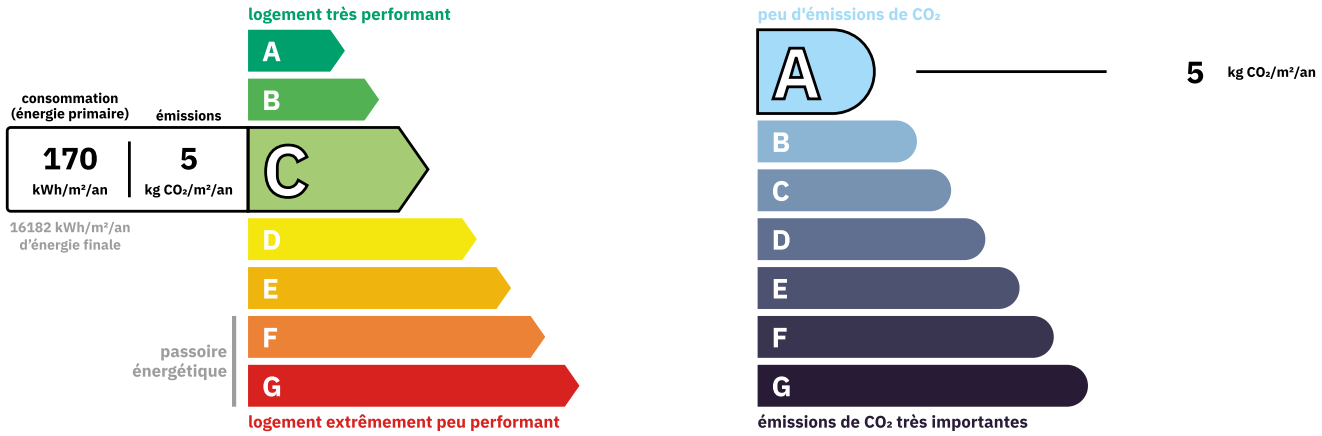
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1610 € and 2230€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

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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

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FILE COMPLETE AND PHOTOS ON REQUEST

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