



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

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PROVENÇAL STONE  
ESTATE WITH POOL &  
PRIVATE GROUNDS CLOSE  
TO THE CI..



PROPERTY FACT FILE	
REFERENCE	A44826ROG83
PRICE	€ 1,490,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	200 m <sup>2</sup>
LAND	10822 m <sup>2</sup>
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	



- 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 10,800m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> 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 :  
<https://leggettprestige.com/luxury-property-for-sale/view/A44826ROG83>

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](mailto:prestige@leggett.fr)

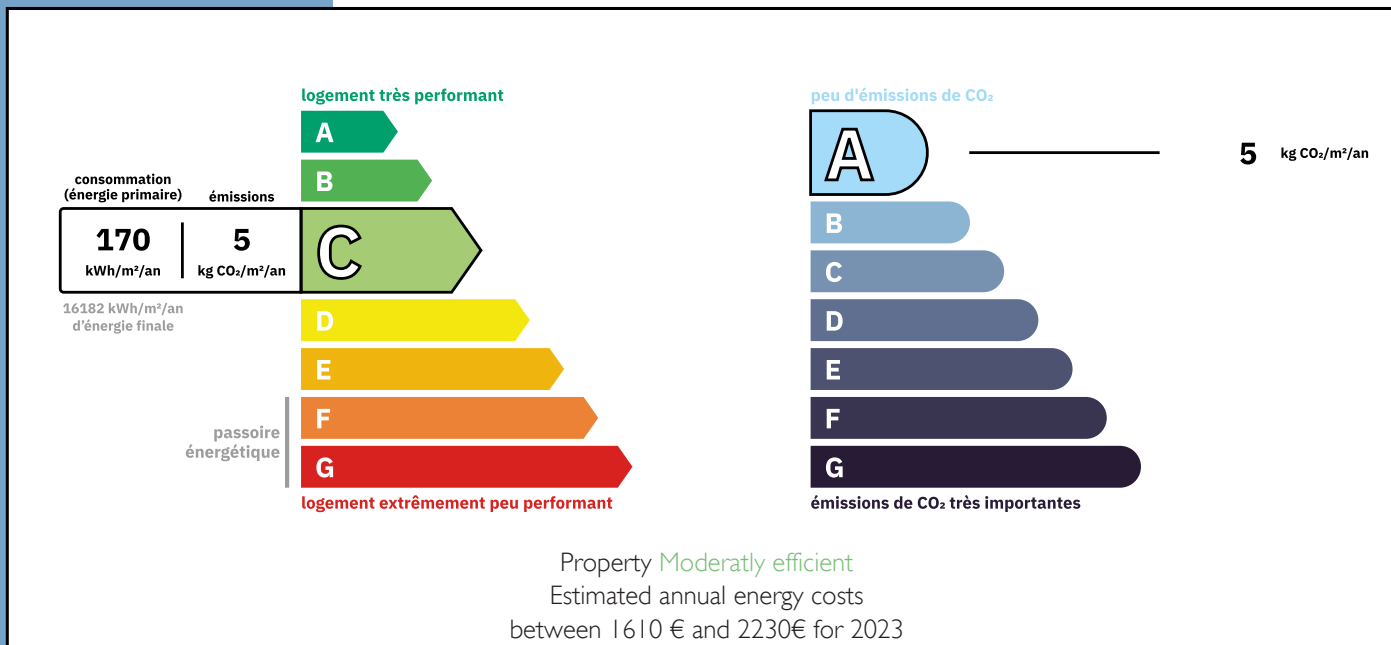


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A44826ROG83  
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**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)