

# Roquebrune-sur-Argens | Detached villa in small domaine with swimming pool

Price : € 495.000

Rooms : 6      Bedrooms : 4      Bathrooms : 2      Sqft : 110 m<sup>2</sup>      Type : House  
Views : Hills, Greenery      Land Area : 482m<sup>2</sup>      Reference ID : 2293 / 479

SOLD BY OUR AGENCY

Roquebrune-sur-Argens | Detached villa in small domaine with swimming pool.

Located in a luxurious domaine on the edge of the Golf Course and with large communal pool, we offer you this DETACHED VILLA (2010) with GARAGE, 4 bedrooms, 2 bathrooms and a beautifully landscaped garden (South / East).

The layout: entrance hall with cloakroom, closet, guest toilet. Bright living room with 2 x double doors to the garden with covered terrace. Extra light falls in through the side window and the bright open kitchen which is arranged in a U-shape and is equipped with various built-in appliances.

Through the living door there is a connection to a 2nd hall with the master bedroom with a door to the backyard (South-East). The 1st bathroom with double sink, 2nd toilet and shower and an access to the spacious L-shaped garage / storage room with washing machine connection, overhead door and a connecting door to the front side of the villa.

Floor: staircase through the hall, landing, bedroom 2 & 3, located at the rear, the 4th bedroom situated at the front, 2nd bathroom with double washbasin and bathtub and there is a separate toilet. All bedrooms are all equipped with spacious fixed closets with sliding doors.

The garden is beautifully landscaped with artificial grass, an extra sun terrace and hardwood planters. On one side child play equipments (swing, climbing frame) are placed and on the other side you will find a a boules court.

This ready-to-move detached house is definitely worth a visit!

The picturesque Provence style village of Roquebrune-sur-Argens is only 5 kilometers away. If you are going in the direction of the coast, you are within 10 minutes of the villages Les Issambres and St. Aygulf. St. Aygulf connects on the coast with Frejus and St. Raphaël.

## Features :

Double glazing	Electric awnings	Irrigation sprinkler	Intercom
Electric gate	Furnished	Barbecue	Outdoor lighting
Bowling green			

## Area`s:

1 Land	1 Garage	1 Living room/dining area	1 Kitchen
4 Bedroom	1 Shower room / Lavatory	1 Bathroom	2 Lavatory
2 Terrace			

## Nearby:

Bus (100 metres)	Shops (10 km)	Beach (10 km)	Town centre (10 km)
Tennis (8 km)	Golf (100 metres)	Secondary school	Sea (10 km)
TGV station (15 km)	Highway (15 km)		

Energy - Conventional consumption Class : C  
Energy - Emissions estimate Class : A

Energy - Conventional consumption : 103 kWh/m<sup>2</sup>.year  
Energy - Emissions estimate : 4 kg éqCO<sub>2</sub>/m<sup>2</sup>.year

Land Value Tax : 1.584 € / year

See more

<https://azurpavillon.com/real-estate/listing/roquebrune-sur-argens-detached-villa-in-small-domaine-with-swimming-pool-2449352>