

# Roquebrune/s Argens, Maison T3 in luxury domaine, with pool and tennis-courts

Price : € 240.000



**Rooms :** 3

**Views :** Greenery, Sea

**Bedrooms :** 2

**Land Area :** 150m<sup>2</sup>

**Bathrooms :** 1

**Reference ID :** 2318 / 477

**Sqft :** 45 m<sup>2</sup>

**Type :** House

**SOLD BY OUR AGENCY**

Exclusive sale: Located in a luxury domaine at high (no flooding area) at the golf course of Roquebrune-sur-Argens with pool and separate children pool, three tennis courts and jeu de boules area, we have this 2-bedroom house with private parking, garden and spectacular sight to the golf-course, the Esterel Mountains and a small sea-view to the Mediterranean and for sale

The houses in this part of the golf course are designed by the famous architect Francois Spoerry who also designed Port Grimaud.

The format is as follows: Cosy terrace in front of the house, entrance, bright living room with fixed closet and 2 x 2 Provençal doors to the covered terrace and large garden (facing east). Open kitchen at the frontsite with oven, fridge, dishwasher and washing machine. The fixed stairs leads you to the floor with 2 bedrooms. The masterbedroom, with fixed in wardrobe and doors to the terrace with great view. Second bedroom with window to terrace. The bathroom is equipped with a bath and washbasin and there is a separate toilet.

The garden, with its nice covered terrace, offers a lot of privacy and great views!  
This well maintained and beautifully located house can be sold furnished and is definitely worth a visit!

The domaine is situated on top of a hill along the golf-course, with beautiful views towards Fréjus and the Mediterranean. There is a locked gate, through an access opening and along the driveway is a child-friendly riding school. The picturesque Provencal village of Roquebrune-sur-Argens is located about 5 km inland. Going to the coast you are about 10 minutes away from Les Issambres with access to Sainte Maxime and Saint Tropez or drive from Saint Aygulf and follow the coast road to Fréjus and Saint Raphael.

**Features :**

Double glazing	Irrigation sprinkler	Caretaker	Electric gate
Video security	Swimming pool	Tennis court	Furnished
Bowling green			

**Area`s:**

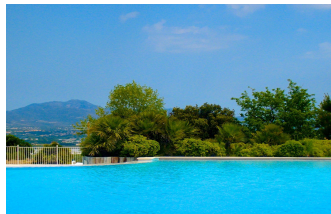
1 Land	1 Living room/dining area	3 Terrace	1 Garden
2 Bedroom	1 Shower room	1 Lavatory	1 Outdoor parking

**Nearby:**

Bus (5 minutes)	Shops (10 minutes)	Beach (10 minutes)	Town centre (10 minutes)
Train station (10 minutes)	Sea port (10 minutes)	Public pool (50 metres)	Tennis (150 metres)
Golf	Sea (10 minutes)	Highway (15 minutes)	

Energy - Conventional consumption Class : D  
 Energy - Emissions estimate Class : C  
 Land Value Tax : 985 € / year  
 Housing Tax : 1.006 € / year

Energy - Conventional consumption : 223 kWh/m².year  
 Energy - Emissions estimate : 11 kg éqCO2/m².year



See more

<https://azurpavillon.com/real-estate/listing/roquebrunes-argens-maison-t3-in-luxury-domaine-with-pool-and-tennis-courts-2852666>