

# Roquebrune-sur-Argens - Villa (approx. 300m2) on double land of + 8.500m2

Price : € 959.000



**Rooms :** 9

**Views :** Mountains,  
Greenery

**Bedrooms :** 5

**Land Area :** 8570m<sup>2</sup>

**Bathrooms :** 5

**Reference ID :** 2321 / 480

**Sqft :** 297 m<sup>2</sup>

**Type :** House

Very spacious and well maintained villa (about 300m2 ) with swimming pool, garage, spacious and well maintained terrain/ garden (8570 m2) and situated on the edge of a green space with GREAT VIEW !

The plot is cut in 2 parts and it is possible for the same owner to construct a second villa.

The format is as follows: entrance hall, cloakroom, toilet, storage room. At the left you will connect to the bedroom wing (build in 2002) with 4 bedrooms, all with private bathrooms, large closets and access to the side- or back garden (south). To the right in the entrance hall you will find the closed kitchen with patio doors to the garden (facing south), the dining room with access to the adjoining conservatory, a very bright and sunny space, with a glass wall to the garden which offers very beautiful and extensive views! Through the dining room, with fireplace, an open staircase leads to the loft/office and the first bedroom also with private shower and toilet. All these rooms have doors to the outside; a spacious terrace (again great view) with a staircase to the side garden. In the souterrain is a large garage, a wine cellar and an utility room situated with indoor access to the villa.

The villa is fully equipped with maintenance-free shutters and window frames (double glazing) and offers more opportunities to enlarge and/or expend the construction (COS 0.20) .

The property/garden is completely fenced, also very well maintained and equipped with a beautiful swimming pool, sunny and shady terraces including barbecue and pizza oven, a private water source(180m. deep), a water basin for the automatic aerosage

of the beautiful flowers and panten parties. There are 2 automatic access ports and both parts have a carport for at least 3 cars.

The villa is located next to a tennis court which is part of the luxury lotissement ' Les Pins Parasols ' in Roquebrune - sur-Argens . This picturesque Provencal village is approximately 10 km from the coastal towns of Les Issambres (with access to Ste . Maxime and St. Tropez) or St.Aygulf with its coastal road to St Raphael and Frejus .

**Features :**

Air-conditioning	Sliding windows	Fireplace	Double glazing
Internet	Car port	Irrigation sprinkler	Barbecue
Well	Spring	Alarm system	Intercom
Electric gate	Videophone	Swimming pool	Bowling green
Tennis court			

**Area`s:**

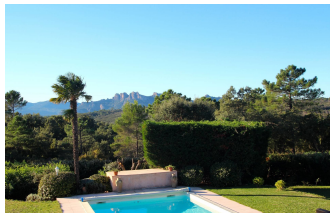
1 Study	1 Living room/dining area	1 Dining room	1 Kitchen
5 Bedroom	3 Shower room / Lavatory	2 Bathroom / Lavatory	1 Veranda
1 Laundry room	1 Garage	1 Root cellar	1 Land

**Nearby:**

Bus	Shops (2 km)	Beach (12 km)	Town centre (8 km)
Hospital/clinic (10 km)	Park	Tennis (10 metres)	Sea (12 km)
Highway			

**Energy - Conventional consumption Class : C**  
**Energy - Emissions estimate Class : A**  
**Land Value Tax : 4.538 € / year**

**Energy - Conventional consumption : 102 kWh/m².year**  
**Energy - Emissions estimate : 5 kg éqCO2/m².year**



See more

<https://azurpavillon.com/real-estate/listing/roquebrune-sur-argens-villa-approx-300m2-on-double-land-of-8500m2-3264308>