

Roquebrune-sur-Argens - Exceptional property with swimming pool and tennis court.

Price : € 1.290.000



Rooms : 9 **Bedrooms :** 6 **Bathrooms :** 4 **Sqft :** 224 m² **Type :** House
Views : Mountains, Hills, Greenery **Land Area :** 10000m² **Reference ID :** 2382 / 545

An exceptional property with lots of charm and a good atmosphere. Privately situated - 6 bedrooms, 4 bathrooms, swimming pool and tennis court.

By the charming village of Roquebrune sur Argens, with a view to the mountains les Esterel, is this unique property surrounded by green areas. The property is in very good condition and has been upgraded considerably the last years.

You feel the calm and the pleasant atmosphere over the property as soon as you enter the front door and into the entrance hall. Here you get an immediate view of the lovely pool area before you go further into the spacious living room with a stone fireplace, the dining room (altogether approx. 60 m²) and the cozy kitchen (approx. 15 m²). The rooms are bright and charming, have good ceiling height and all have access to the garden. From the dining room, a staircase leads up to a bedroom with private bathroom with shower, sink and toilet. From here there is a lovely view of the pool area.

Back in the entrance hall, on the opposite side of the living room and kitchen, is the bedroom area with 3 bedrooms that all have access to the garden and pool, 1 bathroom with double sink, shower and wc, another bedroom, a storage room and a separate wc with sink. In addition, there is a bedroom with bathroom with shower and toilet in the tower.

Downstairs is a large garage and cellar of around 100 m².

The plot of 10 000m² is magnificent and offers several relaxation areas. The swimming pool (11 x 6 m) is treated with salt and around it, is a large tiled terrace. The pool house was recently refurbished and here is a dining area and a section for reading and relaxing. On the plot there is also a newer tennis court as well as a boule court and a badminton court.

The property is close to shops, it is about 10 minutes to the village and 20 minutes to the Mediterranean's beautiful beaches. It is about 5 minutes to the motorway and less than an hour to the airport in Nice.

Features :

Fireplace	Double glazing	Sliding windows	Barbecue
	Outdoor lighting	Disabled access	Bowling green
Swimming pool	Tennis court	Playground	Electric gate

Area`s:

1 Entrance	1 Living-room	1 Dining room	1 Kitchen
1 Corridor	1 Walk-in closet	4 Bedroom	2 Shower room / Lavatory
1 Lavatory	1 Land	3 Terrace	2 Garage
1 Cellar	2 Bedroom	2 Shower room / Lavatory	

Nearby:

Airport (55 minutes)	Highway (4 km)	Bus	Town centre (5 minutes)
Secondary school	Train station (10 km)	TGV station (15 km)	Golf (15 km)
Hospital/clinic (15 km)	Lake (4 km)	Sea (18 km)	Beach (17 km)
Sea port (18 km)	On main road (300 metres)	Tennis	

Energy - Conventional consumption Class : D	Energy - Conventional consumption : 190 kWh/m².year
Energy - Emissions estimate Class : F	Energy - Emissions estimate : 59 kg éqCO2/m².year
Electricity : 1	
Land Value Tax : 4.685 € / year	



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