

Golf-Course of Roquebrune-sur-Argens | 2/3 bedroom house with garage

Price : € 280.000

Rooms : 3	Bedrooms : 2	Bathrooms : 1	Sqft : 50 m ²	Type : House
Views : Greenery, Garden	Land Area : 250m ²	Reference ID : 2329 / 488		

Two bedroom house with garage, situated in a well maintained residence with swimming pool, situated between the golf course of Roquebrune sur Argens and the winery Domaine Des Planes. The backyard is adjacent to the golf course and offers beautiful views.

Roquebrune-sur-Argens is about 5 km towards the interior and the the coast line of Saint Aygulf and Les Issambres are also situated at 5 km. Les Issambres with access to Ste. Maxime and St. Tropez on going to the other side you will go to Saint Raphael and Frejus.

This house is located in a smal independent section of the residence, with 8 houses, a private entrance / electric gate, and almost beside the entrance to the golf course.

The garage is located on the front and the layout of the house is as follows:

entrance, bright and spacious living room with French doors to the front garden with morning sun and a small sea view on the bay of Frejus. The living room has airconditioning and a wood stove. Furthermore an open kitchen with most appliances. A small open staircase (4 steps) to the landing, with acces to the mezzanine with sleeping- and bureau area. The two other bedrooms are located on the rear side with view at the garden. There is a modern bathroom with large bathtub and a separate toilet.

To the house belongs spacious covered terrace, situated behind the garage, and also a large backyard (facing west), adjacent to the golf course, with various seats and a small shed.

This could be an ideal holiday house and/or a good investment for holiday rentals!

Features :

Irrigation sprinkler	Double glazing	Caretaker	Swimming pool
Electric gate	Internet	Outdoor lighting	Air-conditioning
Fireplace			

Area`s:

1 Land	2 Terrace	1 Garage	2 Bedroom
1 Living room/dining area	1 Bathroom	1 Lavatory	1 Mezzanine

Nearby:

Bus (1 km)	Shops (10 minutes)	Beach (10 km)	Town centre (5 km)
Golf (5 metres)	Airport (60 minutes)	Sea (10 km)	

Energy - Conventional consumption Class : D
Energy - Emissions estimate Class : B
Land Value Tax : 904 € / year

Energy - Conventional consumption : 172 kWh/m².year
Energy - Emissions estimate : 7 kg éqCO₂/m².year



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