

# Roquebrune-sur-Argens| Villa with GARAGE

Price : € 529.000



**Rooms :** 5

**Views :** Greenery,  
Forest, Golf

**Bedrooms :** 4

**Land Area :** 434m<sup>2</sup>

**Bathrooms :** 2

**Reference ID :** 2405 / 568

**Sqft :** 98.71 m<sup>2</sup>

**Type :** House

Roquebrune-sur-Argens| Villa with GARAGE and beautifully landscaped spacious garden (south) where a private pool is allowed. The house is located on the 18-hole golf course in Roquebrune-sur-Argens, in a beautiful domaine with communal pool and has 3/4 bedrooms and 2 bathrooms. The garage is also accessible from inside.

The layout is as follows: entrance, spacious and bright hall with toilet, bright living room with sliding doors to the garden with covered terrace.

Open very well-equipped luxury kitchen with spacious fridge with freezer compartment, dishwasher, oven, microwave, hob etc. etc.,

Through the living room is a door to the second hallway with access to the garage, the first bedroom, with door to the garden and the first bathroom with shower.

The staircase takes you to the first floor with currently 1 spacious bedroom at the rear (formerly 2 bedrooms) and a third bedroom at the front. The second bathroom is fitted with a bathtub and a double washbasin unit. There is also a separate 2nd toilet on this floor.

The garage has an extra storage attic and connections for the washing machine and dryer.

Built in 2010. The villa is very well maintained and recently fitted with aluminium shutters; truly ready to move in!

**SAS astrid segaar immobilier**  
57 Les Rives du Golf – 6610 RD 7 – Le Perrussier  
83520 Roquebrune-sur-Argens, France  
Carte professionnelle : 8303 2018 000 026 682

Tel. +33 (0) 49 8122065  
Port. +33 (0) 6 69 27 29 08  
astrid@azurpavillon.com  
www.azurpavillon.com

IBAN : FR76 1460 7003 8760 1217 2279 814  
BIC : CCBPFRPPMAR  
TVA intracommunautaire : FR28752484360  
SIRET : 752 484 360 00017 – SAS capital de 1000 €

The property is 'piscinable'; a swimming pool may be installed.

The picturesque Provencal village of Roquebrune-sur-Argens is about 5 km inland. Going to the coast you are 5 min away from Les Issambres with access to Ste. Maxime and St.Tropez or from St. Aygulf with the coastal road to St. Raphaël and Frejus.

**Features :**

Double glazing	Irrigation sprinkler	Electric gate	Sliding windows
Electric shutters	Outdoor lighting	Disabled access	Golf
Air-conditioning	Electric awnings	Double flow ventilation	
		Security door	

**Area`s:**

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

**Nearby:**

Airport (60 km)	Highway (15 km)	Bus (100 metres)	Town centre (10 km)
Secondary school (15 km)	Shops (10 km)	Primary school (10 km)	Train station (15 km)
TGV station (15 km)	Golf (100 metres)	Hospital/clinic (15 km)	Sea (10 km)
Park	Public pool (20 metres)	Beach (10 km)	Sea port (10 km)
Supermarket (8 minutes)	Tennis (8 km)		

Energy - Conventional consumption Class : D

Energy - Emissions estimate Class : A

Electricity : 1

Land Value Tax : 1.866 € / year

Energy - Conventional consumption : 174 kWh/m<sup>2</sup>.year

Energy - Emissions estimate : 5 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



See more

<https://azurpavillon.com/real-estate/listing/roquebrune-sur-argens-villa-with-garage-85149584>