

# Village house with pool and two apartments - Roquebrune-sur-Argens

Price : € 626.000



**Rooms :** 9      **Bedrooms :** 6      **Bathrooms :** 3      **Sqft :** 225 m<sup>2</sup>      **Type :** House  
**Views :** Hills, Village      **Land Area :** 294m<sup>2</sup>      **Reference ID :** 85336185 / O6672

This is a rare property in the heart of the lively Provencal village of Roquebrune. The property consists of a large apartment on the first floor of 110 m<sup>2</sup>: a spacious light salon with high decorated ceiling opens out on a lovely terrace overlooking the garden with swimming pool . It has a separate kitchen, 3 bedrooms and a bathroom.

Located around the swimming pool, we find the two completely separate apartments with their own independant entrances to the road. One apartment of 70 m<sup>2</sup> containing a living room/kitchen, two bedrooms and a shower room. And a second apartment of 50 m<sup>2</sup> with a living room and open kitchen, office area, bedroom and shower room.

The apartments have a potential rental income of 650 and 700 €/ month respectively. This property is very attractive as a second home with rental possibilities for the two apartments, as an investment property or for an extended family.

Roquebrune-sur-Argens is very popular due to its lively and Provencal city centre combined with its central location, only 15 mins from the beaches and 10 mins from the motorway.

## Features :

Swimming pool      Air-conditioning      Fireplace

## Area`s:

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 €

1 Land	1	1 Bedroom	2 Shower room
1	1 Bedroom	1 Bedroom	1 Entrance
1 Kitchen	1 Living room/dining area	1 Bathroom	1 Lavatory
1 Bedroom	1 Bedroom	1 Bedroom	1 Terrace

**Nearby:**

Beach (15 minutes)	Airport (60 minutes)	Town centre	Shops
Primary school	Golf	Lake (5 minutes)	On main road
Supermarket	Tennis		

Energy - Conventional consumption Class : C  
 Energy - Emissions estimate Class : A  
 Electricity : 1  
 Land Value Tax : 2.540 € / year

Energy - Conventional consumption : 149 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/village-house-with-pool-and-two-apartments-roquebrune-sur-argens-85336185>