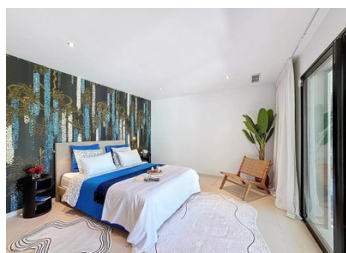
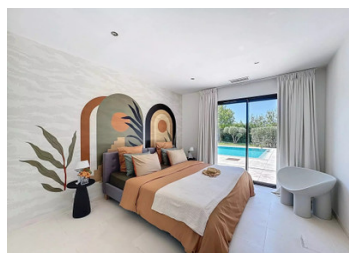


A splendid 6P house on a private estate in Roquefort-les-Pins, between Villeneuve Loubet and Valbonne.



## INFORMATION

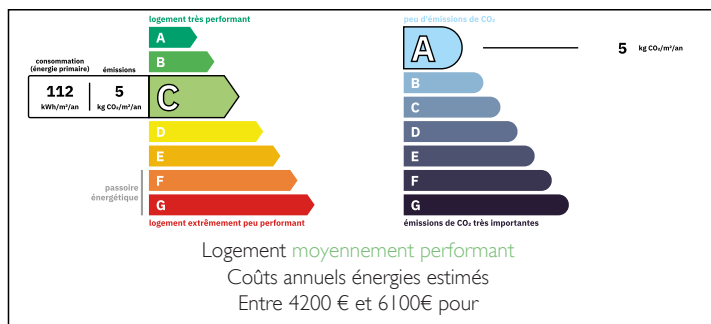
|             |                    |
|-------------|--------------------|
| Town:       | Roquefort-les-Pins |
| Department: | Alpes-Maritimes    |
| Bed:        | 6                  |
| Bath:       | 4                  |
| Floor:      | 225.87 m2          |
| Plot Size:  | 2416 m2            |



## IN BRIEF

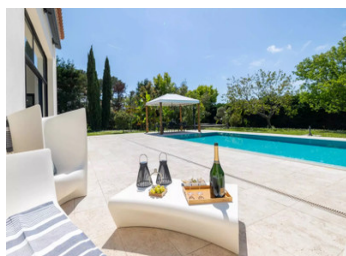
A single-storey villa on a private estate in Roquefort-les-Pins, this exceptional 6P villa offers a calm and peaceful setting. Set on 2,416 m<sup>2</sup> of flat land, the property offers 225 m<sup>2</sup> of living space + 35 m<sup>2</sup> garage + numerous terraces. It boasts charm and character, absolute peace and quiet, a large swimming pool and jacuzzi. A rare property, ideal for a peaceful lifestyle yet close to amenities, main roads and shops.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière:** 3254 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

### Overview :

Ideally located in a private estate in Roquefort-les-Pins, this villa is set in the hills between Villeneuve Loubet and Valbonne.

This exceptional 6P villa offers a calm and peaceful environment. Set on 2,416 m<sup>2</sup> of flat land, the property offers 225 m<sup>2</sup> of living space + 35 m<sup>2</sup> garage + numerous terraces. It boasts charm and character, absolute peace and quiet, a large swimming pool and jacuzzi.

Recently renovated using top-of-the-range materials, the property perfectly combines elegance, comfort and practicality. With spacious, light-filled interiors, this villa offers six bedrooms, spacious living areas and a modern, fully-equipped kitchen.

### Layout :

The villa is spread over one level and offers generous volumes. It comprises 6 bedrooms, a living room with a well-equipped open-plan kitchen opening onto the terrace with pool views.

One of the bedrooms has a terrace, the other has an integrated shower room, a games room and/or study and a guest bedroom.

The villa has 2 bathrooms and 2 shower rooms, with 5 WCs.

I Living room/kitchen 73 m<sup>2</sup>

I Bedroom 15 m<sup>2</sup>

I Bedroom 14 m<sup>2</sup>

I Bedroom 15 m<sup>2</sup>

I Bedroom 21 m<sup>2</sup>

I Bedroom 12 m<sup>2</sup>

I Bathroom/toilet 7 m<sup>2</sup>

I Dressing room 5 m<sup>2</sup>

I Entrance hall 8 m<sup>2</sup>

I Toilet 1 m<sup>2</sup>

I Cloakroom 3 m<sup>2</sup>

I Bathroom 8 m<sup>2</sup>

I Toilet 1 m<sup>2</sup>

I Utility room 6 m<sup>2</sup>

I Shower room/toilet 6 m<sup>2</sup>

I Studio 25 m<sup>2</sup>