

Superb charming villa with panoramic sea view and remarkable value-enhancement potential-Les Issambres region

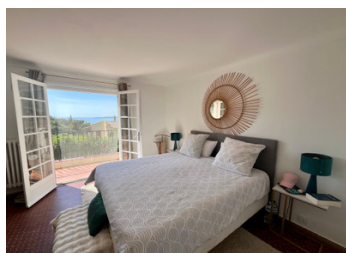
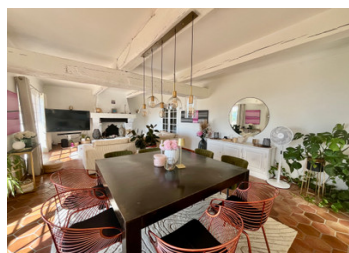


INFORMATION

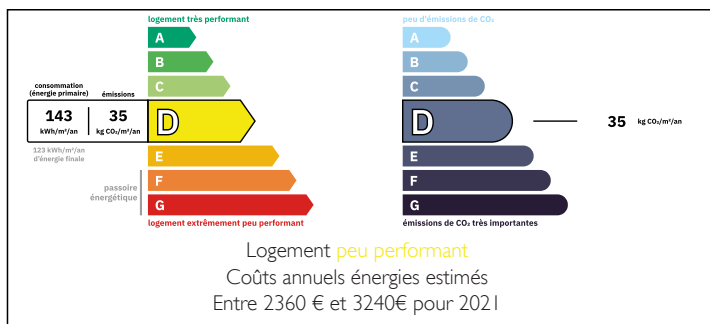
Town:	Roquebrune-sur-Argens
Department:	Var
Bed:	7
Bath:	2
Floor:	220 m2
Plot Size:	1570 m2

IN BRIEF

Nestled in a lush green setting in Les Issambres, this 220 m² villa captivates with its authenticity and panoramic sea views. Spread over two floors above the garden level and set on a beautifully landscaped 1,570 m² south-facing plot, it offers generous volumes flooded with natural light. The 60 m² dual-aspect living room opens onto a large sea-facing terrace, while the separate kitchen also benefits from direct outdoor access. The property features 7 bedrooms, including 4 on the main level, complemented by several bathrooms and shower rooms. On the garden level, a self-contained 40 m² apartment provides ideal accommodation for guests or rental purposes. The private, tree-lined garden creates a serene atmosphere perfect for relaxation. A pending building permit includes plans for a swimming pool and the modernisation of the villa, further enhancing the potential of this rare...

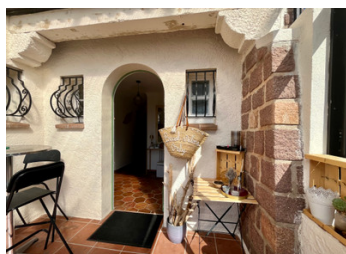


ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

Located in a quiet residential area on a cul-de-sac, this 220 m² detached villa enchants with its authenticity, generous volumes, and privileged location just minutes from local amenities.

Set on a landscaped 1,570 m² plot with full south-facing exposure, it offers stunning, unobstructed sea views. The bright, approximately 60 m² dual-aspect living room, opening onto a large terrace, forms the heart of the home. The separate kitchen, with potential to open onto the living space, also benefits from access to a shaded terrace.

The villa comprises 7 bedrooms in total, including 4 on the main level. Two en-suite shower rooms, a bathroom, an additional shower room, and several WCs complete the sleeping areas, thoughtfully arranged across multiple levels for comfort and privacy.

On the garden level, a self-contained apartment of approximately 40 m² with living room, kitchen, bedroom, and shower room offers flexible options: guest accommodation, seasonal rental, or private space. A laundry room and a large garage complete the property.

The sun-filled, tree-lined garden provides seclusion and the possibility for various enhancements. A building permit is being processed for villa modernisation and the addition of a swimming pool, offering significant potential for value enhancement.

Combining Provençal charm with transformation opportunities, this rare property represents an ideal family home or a premium second residence.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>