

Stylish Turn Key Villa with Suite & Pool in Roquefort-les-Pins



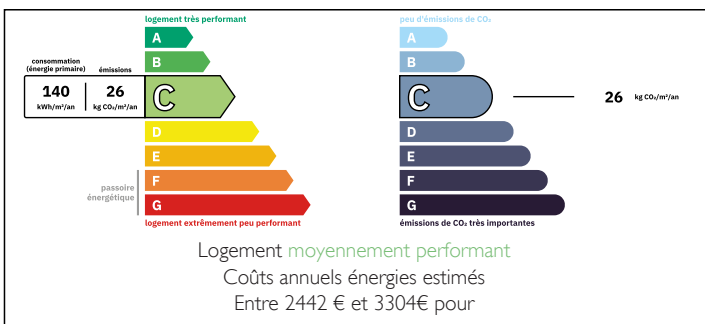
INFORMATION

Town:	Roquefort-les-Pins
Department:	Alpes-Maritimes
Bed:	4
Bath:	1
Floor:	204 m ²
Plot Size:	1756 m ²

IN BRIEF

Exclusively available in Roquefort-les-Pins, this beautifully renovated villa of approximately 198 m² offers a serene and bucolic environment just moments from everyday conveniences. Designed for comfort and modern living, it features a bright and spacious living area, a contemporary fully fitted kitchen, three generous bedrooms, a ground floor principal suite offering privacy and easy access, and an additional office ideal for home working or flexible use. Outdoor living is equally exceptional, a saltwater swimming pool, terraces and multiple landscaped garden spaces provide areas for relaxation and entertaining throughout the day. The property also includes a large 25 m² garage and multiple parking spaces. A superb turn key opportunity in one of Roquefort-les-Pins' most desirable settings.

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.



DESCRIPTION

Located in the charming and tranquil environment of Roquefort-les-Pins, this exclusive property combines modern comfort with a natural and bucolic lifestyle. Fully renovated, the villa presents a turnkey opportunity ideally suited to families, second home seekers, and those wishing to enjoy the Côte d'Azur in peace while remaining close to amenities, schools, and transport links.

The villa spans approximately 198 m² and offers an inviting layout with large openings to the exterior, creating seamless indoor outdoor living. The main living area is bathed in natural light, featuring a comfortable lounge and dining space tailored for gatherings and everyday comfort. The stylish modern kitchen is fully fitted, providing generous workspace and a convivial setting for cooking and sharing time with loved ones.

The ground floor also hosts the property's principal suite, a highly desirable feature offering privacy and practicality, complete with its own en suite shower/bathroom. An additional office space presents the perfect opportunity for remote work, hobbies or conversion into a fourth bedroom if desired.

Upstairs, the sleeping area includes three well proportioned bedrooms, each offering pleasant views and ample storage potential. A contemporary family bathroom supports this level comfortably.

Perfect for enjoying the best of Côte d'Azur weather, the exterior includes a lovely saltwater swimming pool, sun soaked terraces, and multiple garden corners where you can relax, entertain, or create themed outdoor areas such as a lounge, pétanque court, or children's play zone. The atmosphere is calm and private, an oasis surrounded by greenery.

Additional benefits include a...

LOCAL TAXES

Taxe habitation: EUR

NOTES