

ROQUEBRUNE-SUR-ARGENS - Stunning Provençal Stone Estate with Pool & Private Grounds close to the Côte d'Azur



INFORMATION

Town:	Roquebrune-sur-Argens
Department:	Var
Bed:	5
Bath:	3
Floor:	200 m2
Plot Size:	10822 m2

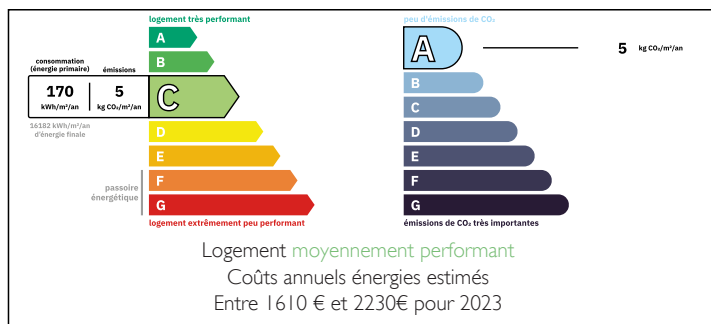


IN BRIEF

Set within over 10,800m² of private Mediterranean grounds beneath the iconic Rocher de Roquebrune, this exceptional Provençal stone bergerie combines authenticity, privacy and easy access to the Côte d'Azur. Built using traditional local red stone, the property features spacious living areas, exposed beams, a striking fireplace and seamless indoor-outdoor living opening onto multiple covered terraces.

The estate includes a heated saltwater pool, summer kitchen, pétanque court, artist's studio, garage and beautifully landscaped grounds with an approximately 8,000m² paddock suitable for equestrian use. Blending timeless Provençal charm with modern comforts and strong energy performance, the property enjoys a peaceful natural setting just minutes from the beaches, golf courses, marinas and restaurants of the French Riviera, while remaining within easy reach of Nice Côte d'Azur

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

Bathed in natural light, the approximately 200 m² residence combines timeless Provençal charm with carefully integrated modern comforts and strong energy performance for a property of its era and style. The heart of the home is a magnificent double-height living room with warm terracotta floors and an impressive fireplace, opening directly onto expansive terraces and outdoor entertaining spaces perfectly designed for relaxed Mediterranean living.

The large family kitchen offers generous preparation and dining space while remaining closely connected to both the indoor and outdoor living areas. The accommodation includes five bedrooms, a dedicated office ideal for remote working, and three bathrooms, all thoughtfully arranged to provide both comfort and flexibility for family life or guest accommodation.

Outside, the estate transforms into a true Mediterranean retreat. At its centre lies a heated saltwater swimming pool surrounded by extensive stone terraces, shaded lounging areas, and mature planting. A summer kitchen beneath the pergolas creates the ideal setting for al fresco dining, while a pétanque court tucked amongst the pines adds an unmistakably Provençal atmosphere.

The estate also includes an inspiring artist's studio, a separate studio, a garage, and an approximately 8,000 m² paddock suitable for equestrian use or additional outdoor lifestyle projects. Modern features have been carefully integrated without compromising the authenticity of the property, including reversible air conditioning, a wood-burning stove, solar panels, recently installed windows and doors, automatic irrigation, exterior lighting, a well, and a borehole.

The surrounding area offers the very best of Riviera living while preserving..

LOCAL TAXES

Taxe foncière: **3857 EUR**

Taxe habitation: **EUR**

NOTES