

# **Charming Villa With Pool And Sea View** – **Roquefort Les Pins**

Roquefort-les-Pins , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur





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#### At a Glance

Reference	MFH- PROHWVB85110705	Near to	Roquefort-les-Pins	Price	€1,860,000
Bed		Pool	Yes	Hab.Space 274.7 sqm	
Deu	5			Land Tax	N/A

#### **Property Description**

This charming family villa is situated in a prime location, offering absolute tranquility and panoramic views of the surrounding hills, as well as a glimpse of the sea. South-facing, it boasts a landscaped garden on a 2,500 m<sup>2</sup> terraced plot, an infinity pool with its own pool house, and a summer kitchen.

At the entrance, there is a large living area consisting of a living room with a fireplace, a dining room, and a kitchen, all opening onto a terrace with an unobstructed view of the sea. On this floor, there are also two bedrooms that share a bathroom, a guest WC, and an additional bedroom with an en-suite bathroom/WC.

Upstairs, there is a master bedroom with its own bathroom/shower, a dressing room, and an independent WC. On the garden level, there is a 73 m<sup>2</sup> independent apartment with its own terrace and private garden. The 120 m<sup>2</sup> basement includes a laundry room, a workshop, and a cellar.

This villa features high-quality amenities: underfloor heating, air conditioning, and sliding bay windows. It is 20 minutes from the airport, with school buses 100 m from the house (Collège César, CIV), and the village center is a 3-minute drive away.

### Summary

Property type: Bedrooms: Price House 5 €1,860,000

# **Key Information**

Year Built:	2007
Internal Area:	274.7 sqm
Number of Fireplaces:	1
Property Features:	
Air-conditioning	
Swimming Pool?	Yes
Has Air Conditioning?	Yes

# Location: Provence-Alpes-Cote-d'Azur



# Gallery





























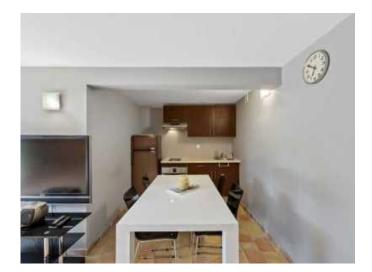












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