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## Exceptional Villa With A Pool In The Heart Of The Countryside - Roquefort-les-pins

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



**€1,560,000**

inc. of agency fees

4 Beds

255 sqm

Let yourself be charmed by this characterful villa, a true haven of peace for lovers of nature and refinement. Located in a sought-after residential area, just a stone's throw from a charming village,...

### At a Glance

**Reference** MFH-  
PROHWVB85452566

**Bed** 4

**Near to** Roquefort-les-Pins

**Pool** No

**Price** €1,560,000

**Hab.Space** 255 sqm

**Land Tax** N/A

### Property Description

Let yourself be charmed by this characterful villa, a true haven of peace for lovers of nature and refinement. Located in a sought-after residential area, just a stone's throw from a charming village, this property

combines contemporary elegance with absolute comfort.

On the ground floor, a light-filled entrance opens onto a spacious living and dining area, enhanced by an open fireplace. This warm and inviting space extends to a terrace, perfect for moments of relaxation. A generous mezzanine overlooks the living room, adding a touch of character to the property. The open-plan kitchen, fully equipped, is designed to combine functionality and conviviality.

In the sleeping area, a master suite with a bathroom and WC provides a true haven of comfort, while two additional bedrooms share a modern shower room with WC.

On the garden level, an independent 70 m<sup>2</sup> apartment awaits you—ideal for hosting guests or considering seasonal rental. It features a living and dining area, an open kitchen, a bedroom, a shower room with WC, as well as a lunch bar and a laundry area.

Nestled on a flat plot of 2,519 m<sup>2</sup>, this property boasts a meticulously landscaped garden, a large swimming pool to enjoy sunny days, and a stylish paved parking area. Outbuildings include a two-car shelter, a workshop, a large garage, and a cellar.

Combining charm, modernity, and tranquility, this villa is more than just a house—it's a true way of life in the heart of nature. Come and discover this exceptional property that is sure to win your heart.

## Summary

Property type: House  
Bedrooms: 4  
Price: €1,560,000

## Key Information

Year Built: 1972  
Internal Area: 255 sqm  
Number of Fireplaces: 1  
Property Features:

- Air-conditioning

Has Air Conditioning? Yes

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



## Gallery









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**C. BAUER – Sunday Times**

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