



CABINET MICHEL

IMMOBILIER / REAL ESTATE

T. 04 92 60 31 31

cabinetmichel.com

1 800 000 €

For sale house

14 rooms

Surface : 433 m²

Surface of the living : 90 m²

Surface of the land : 5637 m²

Year of construction : 2003

Exposition : Ouest

View : Dégagée Jardin

Hot water : Individuelle Chaudière

Inner condition : Bon état

Features :

Double vitrage, Vide sanitaire, Arrosage,
Éclairage extérieur, Alarme, Piscine,
Cheminée, Portail électrique

10 bedroom

1 bathroom

2 WC

1 garage

Legal information

1 800 000 € fees included

5,88% VAT of fees paid by the buyer
(1 700 000 € without fees), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



House 6296 Roquefort-les-Pins

Quiet, country setting, property comprising a main villa and a guest villa with 2 independent 4-room apartments, comprising : Main villa : Garden level: entrance hall, living room with fireplace, dining room, fitted kitchen, 1 bedroom with cupboard and dressing room, 2 further bedrooms, study, 1 bathroom/shower room with separate toilet, 1 shower room with toilet, 1 separate toilet, linen room/storeroom. Apartment 1 : Ground floor: living room with open kitchen. 1st floor: 3 bedrooms, 1 shower room with w.c. Apartment 2 : Ground floor: living room with open kitchen. 1st floor: 3 bedrooms, 1 shower room with w.c. Garage, large basement, cellar, complete summer kitchen, large swimming pool in approx. 5,637 m² of flat parkland.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : B
Estimated annual energy between 1200 and 1680 € (reference year 2021)
Document non contractuel - 22/07/2026



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RCS 950 416 487 Grasse - Code NAF 6831Z - Document non contractuel