



# CABINET MICHEL

IMMOBILIER / REAL ESTATE

T. 04 92 60 31 31

cabinetmichel.com

695 000 €

**For sale house**

**4 rooms**

**Surface : 114 m²**

**Surface of the living : 45 m²**

**Surface of the land : 1914 m²**

**Year of construction : 1948**

**Exposition : Sud ouest**

**View : Dégagée Jardin**

**Hot water : Individuelle Chauffe-eau**

**Inner condition : Bon état**

**Features :**

Double vitrage, Centre ville, Cinéma,  
Commerces, Crèche, École primaire, École  
secondaire, Garderie, Golf,  
Hôpital/clinique, Médecin, Mer, Parking  
public, Pistes de ski, Plage, Salle de sport,  
Supermarché, Tennis

3 bedroom

1 bathroom

2 WC

**Legal information**

695 000 €

Fees paid by the owner, no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## House 6316 Roquefort-les-Pins

**EXCLUSIVE** - Ideally situated, close to the village, amenities and schools, a real gem: a discreet semi-detached farmhouse of approximately 114 m², comprising on the ground floor: a living/dining room with a wood-burning stove, an open-plan fitted kitchen, and a hallway leading to a bedroom with a shower room/WC and a walk-in wardrobe. On the first floor: a hallway leading to two bedrooms, one of which opens onto a large balcony, a bathroom with shower, and a separate toilet with a laundry area. The property sits on a plot of approximately 1,914 m², partly flat and partly terraced, featuring a terrace and a decorative pond. A must-see!

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 2360 and 3230 € (reference year 2021.2022.2023)  
Document non contractuel - 22/07/2026



Cabinet Michel - 25 Place du Marché, RD 2085 - 06330 Roquefort-les-pins  
T. +33 (0)4 92 60 31 31 - [contact@cabinetmichelimmobilier.com](mailto:contact@cabinetmichelimmobilier.com) - [www.cabinetmichel.com](http://www.cabinetmichel.com)

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