



CABINET MICHEL

IMMOBILIER / REAL ESTATE

T. 04 92 60 31 31

cabinetmichel.com

995 000 €

For sale house

6 rooms

Surface : 153 m²

Surface of the living : 33 m²

Surface of the land : 2687 m²

Year of construction : 1974

Exposition : Sud

View : Dégagée Jardin

Hot water : Individuelle Chaudière

Inner condition : À rafraîchir

Features :

Cheminée, Double vitrage, Vide sanitaire, Arrosage, Éclairage extérieur, Fibre optique, Barres de fenêtres, Portail électrique, Piscine, Aéroport, Autoroute, Bus, Centre ville, Cinéma, Commerces, Crèche, École primaire, École secondaire, Garderie, Golf, Médecin, Mer, Pistes de ski, Salle de sport, Supermarché, Tennis

3 bedroom

1 bathroom

2 WC

1 garage

Legal information

995 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 6318 Roquefort-les-Pins

UNDER OFFER EXCLUSIVE Nestled in a quiet and sought-after residential area, this charming villa is an absolute favorite, offering a privileged lifestyle that combines peace and privacy. From the entrance, you'll find a beautiful rotunda foyer, a cozy living room with a fireplace, a separate fully equipped kitchen, a bedroom with built-in wardrobes, a bathroom with a toilet and bidet, a guest toilet, as well as a separate studio—perfect for hosting family and friends, accommodating staff, or considering rental opportunities. Upstairs: the sleeping area includes a bedroom opening onto a balcony, a study, and a charming small adjoining lounge, providing an intimate space ideal for relaxation or working from home. A second bathroom with a toilet completes this floor. Built on a magnificent flat plot of approximately 2,687 m², the property benefits from a stunning landscaped garden perfect for unwinding, a pool with a pool house, and a garage with...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D

Estimated annual energy between 3000 and 4150 € (reference year 2021.2022.2023)

Document non contractuel - 22/07/2026



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