



CABINET MICHEL

IMMOBILIER / REAL ESTATE

T. 04 92 60 31 31

cabinetmichel.com

1 690 000 €

For sale villa

6 rooms

Surface : 200 m²

Surface of the living : 42 m²

Surface of the land : 1226 m²

Year of construction : 2020

Exposition : Sud

View : Dégagée Montagnes Jardin Piscine

Hot water : Individuelle Chauffe-eau

Inner condition : new

External condition : new

Couverture : tiles

Features :

double glazing, ventilation double flow, spray, Exterior lighting, electric gate, boules, pool, crawlspace, electric shutters, closing, alarm, Automation, Aluminum window, Internet, Connected thermostat, Airport, highway, downtown, shops, beach, bus, movie, Primary school, Secondary school, golf, doctor, sea, ski slopes, supermarket, tennis, crib

4 bedroom

1 terrace

1 bathroom

Legal information

3 showers

5 WC

Fees paid by the owner, no current procedure, information on the risks to which the property is exposed is available on

georisques.gouv.fr.



Villa 6271 Roquefort-les-Pins

EXCLUSIVE – In absolute tranquility, within a sought-after and recently developed residential area, this elegant, contemporary detached villa of approximately 201 m² boasts generous living spaces and high-quality finishes. The ground floor features an entrance with a cloakroom and guest WC, a large, bright reception area comprising a living room and dining room with a fully equipped open kitchen, extended by a utility room. The entire space opens widely onto a pleasant covered terrace and the outdoor areas. A single-level master suite completes this floor, with an en-suite bedroom, a full bathroom with WC, a walk-in closet, and an office that could easily be converted into a bedroom. Upstairs, a landing leads to three en-suite bedrooms, each with its own shower room and walk-in closet, as well as a separate WC. The property is set on a flat, enclosed plot of 1,226 m², perfectly landscaped with a stunning tiled swimming pool, a covered terrace with...

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A
Estimated annual energy between 480 and 710 € (reference year 2021,2022,2023)
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