



CABINET MICHEL

IMMOBILIER / REAL ESTATE

T. 04 92 60 31 31

cabinetmichel.com

998 000 €

For sale villa

7 rooms

Surface : 177 m²

Surface of the living : 47 m²

Surface of the land : 2564 m²

Year of construction : 1934

Exposition : Sud est

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

pool, pool house, Boulodrome, fireplace,

Bedroom on ground floor, double glazing,

Automatic Watering, Laundry room,

Automatic gate, calm

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 garage

4 parkings

1 cellar

Legal information

998 000 €

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



Villa 6346 Roquefort-les-Pins

In the heart of a peaceful and lush setting, discover this charming detached villa of approximately 177m² of living space (167.65 Carrez Law and 211m² usable), situated on a beautiful flat plot of 2,564 m². On the garden level, it features an entrance with a fireplace, a spacious bright living room with a fitted and equipped open kitchen opening onto a covered terrace, a master suite with a bathroom and toilet, as well as a laundry room. Upstairs, you will find three bedrooms, including two adjoining ones, an office with a balcony, a shower room, and a separate toilet. Outside, the property invites you to relax with its numerous leisure areas and outbuildings. You can enjoy a swimming pool with a pool house and a summer kitchen, an outbuilding, as well as a large carport that can accommodate three to four vehicles and a spacious parking area. A pétanque court and lovely terraces complete this estate. This property enjoys a southeast exposure,...

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

Estimated annual energy between 2660 and 3600 € (reference year 2021,2022,2023)

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