



CABINET MICHEL

IMMOBILIER / REAL ESTATE

T. 04 92 60 31 31

cabinetmichel.com

1 490 000 €

For sale villa

11 rooms

Surface : 248 m²

Surface of the living : 34 m²

Surface of the land : 2209 m²

Year of construction : 2008

Exposition : Sud

View : Dégagée Piscine

Hot water : Individuelle Chauffe-eau

Inner condition : Bon état

Features :

Air conditionné, Double vitrage, Fenêtre PVC, Moustiquaires, Stores électriques, Vide sanitaire, Volets roulants électriques, Abri de voiture, Clôture, Éclairage extérieur, Accès PMR, Portail électrique, Piscine, Aéroport, Autoroute, Bus, Centre ville, Commerces, Crèche, École primaire, École secondaire, Gare, Golf, Médecin, Mer, Pistes de ski, Plage, Salle de sport, Supermarché, Tennis, Université

8 bedroom

2 bathrooms

3 WC

Legal information

1 490 000 €

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 6343 Roquefort-les-Pins

Located in a lush and preserved residential environment, this characterful property built in 2008 offers a rare quality of life, just a few minutes on foot from the city center. The flat, landscaped land of 2,200 m², enhanced with a swimming pool and many tree species, creates a true natural haven where privacy is fully respected. The current configuration of three independent units offers great flexibility of use. Two of them can be easily combined to form a main residence of about 170 m², organized around a beautiful 92 m² living room and four bedrooms, including one on the ground floor with an en suite. The third unit, approximately 80 m², has its own living room with an open kitchen and four bedrooms, including one on the ground floor with an en suite, ideal for hosting family and friends or developing a rental project. The outdoor spaces have been designed for living: several covered and shaded terraces invite you to enjoy long sunny...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1930 and 2620 € (reference year 2021)
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