



## Roquefort les pins - Renovated Provençal villa with swimming pool

For sale

1 790 000 €

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>6</b>
<i>City</i> <b>Roquefort-les-Pins</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>240 m<sup>2</sup></b>	<i>Land area</i> <b>2 896 m<sup>2</sup></b>
<i>Bedrooms</i> <b>5</b>	<i>Bathrooms</i> <b>4</b>
<i>Parkings</i> <b>+5</b>	<i>Condition</i> <b>Renovated</b>
<i>Exposure</i> <b>South-West</b>	<i>Ref.</i> <b>SRE-VILLA-RLP</b>

Nestled in a popular residential environment in Roquefort-les-Pins, a stone's throw from amenities, schools and the city center, this villa with contemporary Provençal charm offers a peaceful setting and an unobstructed view of the surrounding nature.

Located on a superb flat and landscaped plot of approximately 2,896 m<sup>2</sup>, facing South-West, the property has nearly 240 m<sup>2</sup> of living space and seduces with its generous volumes as well as its layout perfectly adapted to a comfortable family life.

The ground floor is organized around an entrance opening onto spacious reception areas including a living room with fireplace, a dining room and a warm and friendly kitchen, extended by a pleasant terrace. This level also hosts a master suite with dressing room and direct access to the garden, two other bedrooms, one of which has a private shower room, a laundry room and a guest toilet.

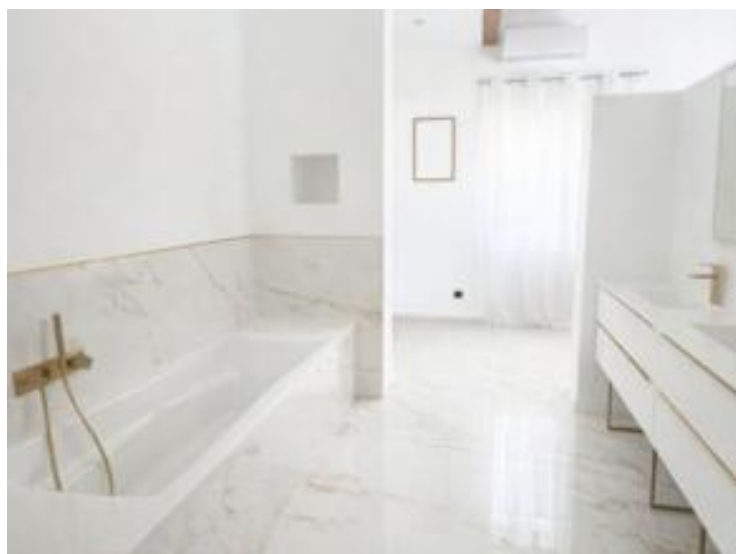
Upstairs, two additional bedrooms with access to a terrace share a bathroom with shower. A hallway space that can be converted into an office completes this level.

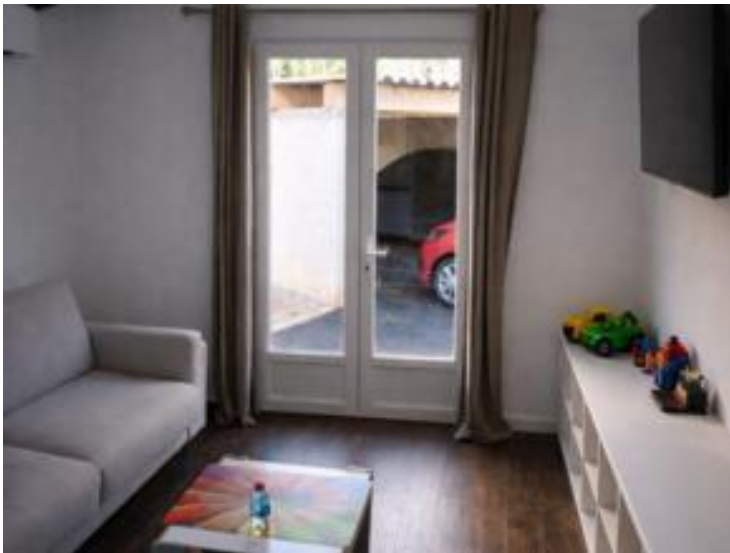
Outside, the fully enclosed garden, carefully landscaped and maintained, offers a peaceful and green environment. A salt swimming pool and ample parking spaces, including a large carport, harmoniously complete the property.

The villa benefits from quality services: air conditioning, double glazing, home automation, electric shutters, motorized gate, alarm, intercom and charging station for electric vehicles.

An elegant family property combining contemporary comfort and Provençal charm.







## Diagnostic de Performances Énergétiques

