

# Charming Single-story Villa With Annexes, Pool, And Landscaped Garden...

Roquefort-les-Pins, Alpes-Maritimes, Provence-Alpes-Cote-d'Azur



€1,560,000 inc. of agency fees

**255** sqm

Discover this beautiful singlestory villa, ideally located in a sought-after residential area near the village. This property...

#### At a Glance

Reference

MFH-PROHWVB85441140

Near to

Roquefort-les-Pins

Pool Yes

**Price** €1,560,000

Hab.Space 255 sqm

Land Tax N/A

**Property Description** 

Discover this beautiful single-story villa, ideally located in a sought-after residential area near the village. This property combines comfort, elegance, and functionality, offering high-quality features:

Spacious and welcoming living areas: a bright entrance hall, a luminous living room with a fireplace and a small mezzanine, a dining room, and a fully equipped independent Provençal kitchen.

Sleeping area: a hallway leads to 4 lovely bedrooms, 2 of which are en-suite with their own bathrooms (one featuring a whirlpool tub). There is also an additional shower room, a separate toilet, and plenty of storage space.

Additional features of the property include:

A charming annex converted into an independent studio, perfect for guests or rental purposes.

An independent workshop, which can be connected to the main house if desired. The property sits on a beautifully landscaped plot of approximately 2,132 m<sup>2</sup>, completely private and not overlooked. The grounds include a swimming pool, a fully equipped pool house, and practical amenities such as a pergola for 3 cars, a carport for 2 cars, and multiple parking spaces.

This rare property, both charming and functional, is a must-see!

Summary		Key Information
Property type:	House	Year Built: 1972
Price	€1,560,000	Internal Area: 255 sqm
		Property Features:
		• Air-conditioning
		Swimming Pool? Yes
		Has Air Yes
		Conditioning?

## Location: Provence-Alpes-Cote-d'Azur



### Gallery



























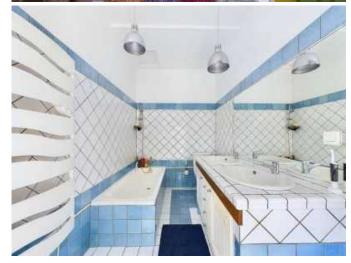




















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#### S. and L. BROWN



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