

# French Properties

ONLINE

€649 000

**4 bedroom house**

**Surface : 164 m<sup>2</sup>**

**Surface of the living room: 48 m<sup>2</sup>**

**Surface of the land: 1420 m<sup>2</sup>**

**Year of construction: 1979**

**View : open**

**Kitchen: Equipped**

**Hot water: electric**

**Heating: air conditioning**

**Inner condition: excellent**

**External condition: good**

**Features:**

pool, calm, air conditioning, shops at walking distance, double glazing, fireplace, electric shutters

4 bedroom

3 terraces

1 bathroom

1 shower

3 WC

1 garage

2 parkings

**Energy class (dpe): C**

**Emission of greenhouse gases (ges): A**

Document non contractuel

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## House Roquebrune-sur-Argens

Beautiful family villa near the historic center of Roquebrune-sur-Argens. With a heated swimming pool and large garden. The location of this villa will allow you to enjoy absolute calm while having amenities accessible within a few minutes' walk. The exotic garden, with its various terraces, invites you to relax with a superb unobstructed view as far as the Esterel massif. The heated swimming pool has two pergolas, one ideal for aperitifs with friends, the other for relaxing. The house, with a living area of more than 230 m<sup>2</sup>, raised on one floor and tastefully renovated, offers you numerous possibilities, and also has a basement of 68 m<sup>2</sup> to exploit. On the ground floor, a beautiful entrance leads to the 48 m<sup>2</sup> living room with a wood stove, and French doors letting in light and providing access to the balcony. A semi-open dining kitchen, fully equipped, very functional, ideal for a family. A large bedroom of 17 m<sup>2</sup> with cupboard/dressing room, as well as a bathroom and a guest toilet complete this floor. The first floor contains two air-conditioned bedrooms with cathedral ceilings (14 m<sup>2</sup> and 12 m<sup>2</sup>), a third bedroom, and an attic office (15 m<sup>2</sup> and 12 m<sup>2</sup>), as well as a bathroom with WC. On garden level there is a beautiful space of 68 m<sup>2</sup> with a ceiling height of 2 m50 which can be adapted

