



1 160 000 €

For sale house

8 rooms

Surface : 237 m²

Surface of the land : 750 m²

Year of construction : 2017

Exposition : Sud ouest

View : Dégagée

Hot water : Thermodynamique

Inner condition : excellent

Features :

pool, alarm, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room

7 bedroom

2 terraces

1 bathroom

4 showers

6 WC

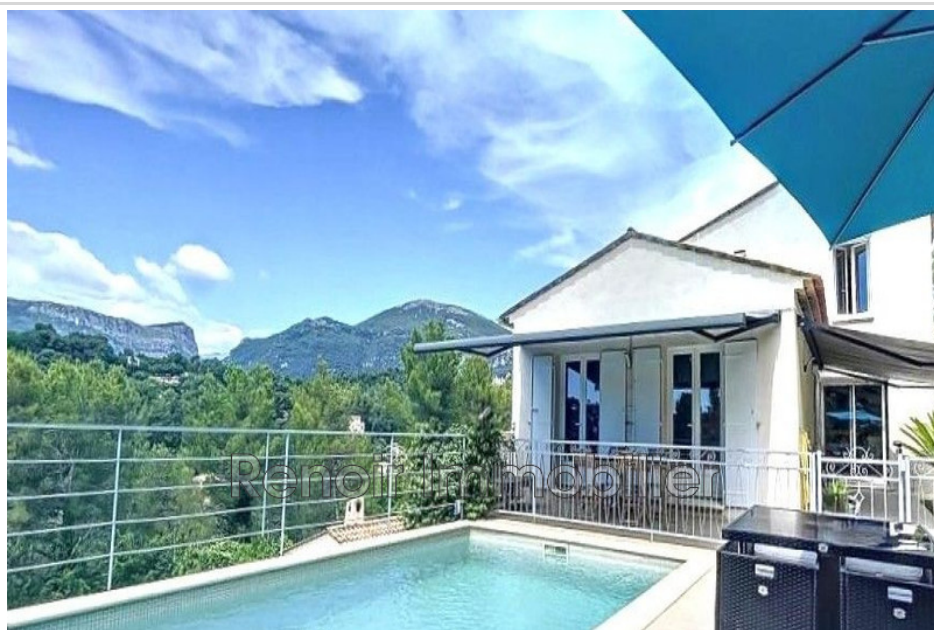
4 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

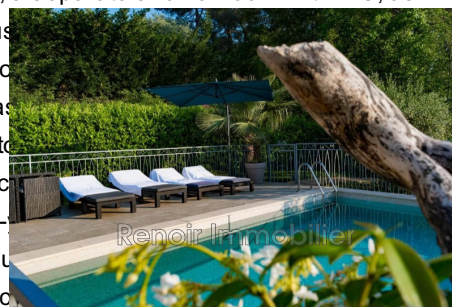
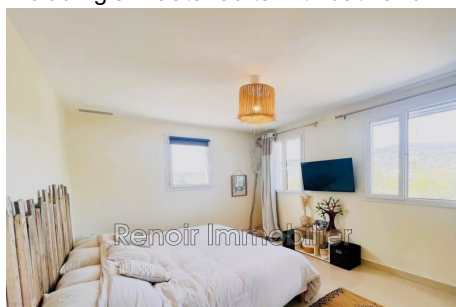
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02/06/2025 - Prix T.T.C



## House 1683 Le Rouret

8-room family villa with panoramic view and great rental potential – Roquefort-les-Pins / Le Rouret! In a calm and green environment, on the border between Roquefort-les-Pins and Le Rouret, come and discover this magnificent recent villa of 237 m² with careful fittings, offering a breathtaking view of the mountains and the Gorges du Loup. Built on three levels, this property with multiple possibilities is ideal for a large family, or a quality rental investment. Arrangement : Ground floor: Two independent apartments, each with their own private entrance. The first includes a living room with an open-plan kitchen, a bedroom, a bathroom with a toilet, a dressing room, and a terrace. The second offers a living area with a bathroom and toilet, perfect for hosting guests or generating rental income. Garden level: Access to the main part of the house with a large, bright living space consisting of a living room with fireplace, a dining room and a fitted kitchen opening onto a beautiful terrace facing the swimming pool. A laundry room, a separate toilet and a games area complete this level. A third apartment (bedroom, kitchenette, bathroom with toilet) is also integrated. Upstairs: Three bedrooms, including a master suite with bath and WC, a separate shower room with WC, as



bus stop nearby A rare property for sale, offering exceptional quality of life and multiple opportunities! For more information, contact Sybèle Tabbara at

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Fees and charges :

RCS Antibes B 394 363 592 - Code NAF 6831Z - SIRET 394 363 592 00038 - Document non contractuel

1 160 000 € fees included