

AGENCE DU COIN

Transaction - Expertise - Location - Tél : 04 94 82 94 16

www.agenceducoin83.com

€ 699 000

Buying contemporary house

5 rooms

Surface : 156 m²

Surface of the living : 60 m²

Surface of the land : 600 m²

Year of construction : 2015

Exposition : Sud est

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

Couverture : tiles

Amenities :

pool, Baie à galandage, fireplace,
Bedroom on ground floor, double
glazing, Automatic Watering, Laundry
room, Automatic gate, calm

4 bedroom

3 terraces

1 bathroom

3 showers

3 WC

1 garage

4 parkings

Energy class (dpe) : C

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

Fees and charges :

699 000 € fees included



Contemporary house Roquebrune-sur-Argens

GUARANTEED LOVE AT FIRST SIGHT – SUPERB SINGLE-STORY HOUSE IN ROQUEBRUNE-SUR-ARGENS Nestled in a peaceful cul-de-sac in the sought-after Combettes area, this magnificent 156 m² house, built in 2015, was designed to offer an ideal living environment for both families and retirees. Its flood-proof environment, modern comforts, and fully enclosed 600 m² landscaped garden make it a rare property on the market. From the entrance, you will be seduced by its high-end features: built-in cupboards, separate toilet with sink, and a first bedroom with its own bathroom. The living space is spectacular, with its beautiful bay windows bathing the room in light and offering unobstructed views of the wooded garden. Its spacious, warm and functional 60 m² living room is equipped with a pellet stove, reversible air conditioning, and underfloor heating. The open, modern kitchen, fully equipped with high-end appliances, will delight gourmet enthusiasts. On the night side, you will discover a superb master suite with a spacious bathroom (shower and bathtub) offering a soothing view of the Passiaux. An adjoining dressing room leads to a laundry room with sauna, a true wellness space at home! A third bedroom with a private shower room completes this sleeping area. The exterior is just as enchanting: a large shaded terrace, a swimming pool equipped with a new salt filtration system, a polycarbonate safety curtain and a heat pump to extend the swimming season. Additional advantage: an independent, fully equipped studio (kitchenette, shower room, wall-hung toilet, private terrace with breathtaking view of the Rocher de Roquebrune). No work required, all you have to do is move in! The pros: *Single-story house *Quiet and sought-after area, close to shops and the village *16 m² garage + several parking spaces * Solar panels for better energy perf...

30/04/2025 - Prix T.T.C

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...ormance *Unobstructed view and preserved natural setting → For more information and to arrange a visit, Contact Laetitia from Agence Du Coin at 06 08 94 29 68. (Video available on our website.) Don't miss this unique opportunity!

Fees and charges :

699 000 € fees included

Ref. : 718V1986M - Mandat n°1299



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Tél: 04 94 82 94 16 - contact@agenceducoin83.com

RCS Fréjus 798 023 875 SIRET 798 02387500015

Document non contractuel - Barème de prix disponible sur notre site internet