

# Roquebrune/s Argens, Villa in luxury domaine, with pool and tennis-courts

Price : € 399.000



Rooms : 4      Bedrooms : 3      Bathrooms : 2      Sqft : 66 m<sup>2</sup>      Type : House  
Views : Mountains, Hills      Reference ID : 2417 / 579

Located in a luxury domaine at high at the golf course of Roquebrune-sur-Argens with pool and separate children pool, three tennis courts and jeu de boules area, we have this 3-bedroom house with garden, balcony and view to the Massief des Maures and, for sale!

The layout is as follows: Front garden with seating area, entrance hall with guest toilet and bright living room with air-conditioning leading to French doors to the rear garden with terrace, and the spacious enclosed side garden with a further large patio area and plenty of sun. There is a modern open U-shaped kitchen, located at the front of the house, equipped with various appliances. The fixed stone staircase leads to the first floor, again with air-conditioning, with 3 bedrooms; 2 at the rear, both featuring French doors to the balcony/terrace with that beautiful view! The main bedroom also has an en-suite bathroom with washbasin and shower. The third bedroom is located at the front, as is the second bathroom with shower, washing machine connection and second toilet. All bedrooms have beautiful high ceilings and are fitted with built-in cupboards.

The owner of this property also offers his garage for sale for a fixed amount of €25,000 euros.

The domaine is situated on top of a hill along the golf-course, with beautiful views towards Fréjus and the Mediterranean. The picturesque Provencal village of Roquebrune-sur-Argens is located about 5 km inland. Going to the coast you are about 10 minutes away from Les Issambres with access to Sainte Maxime and Saint Tropez or drive from Saint Aygulf and follow the coast road to Fréjus and Saint Raphael.

#### Features :

Air-conditioning	Fireplace	Double glazing	Internet
Furnished	Crawl space	Irrigation sprinkler	Caretaker
Electric gate	Video security	Tennis court	Golf
Bowling green			

#### Area`s:

1 Garden	1 Entrance	1 Living room/dining area	1 Kitchen
1 Terrace	1 Balcony	3 Bedroom	1 Bathroom / Lavatory
1 Shower room	1 Lavatory	1 Garage	

#### Nearby:

Highway (15 minutes)	Bus (5 minutes)	Town centre (10 minutes)	Shops (10 minutes)
Train station (10 minutes)	Golf (10 metres)	Public pool (50 metres)	Beach (10 minutes)
Sea port (10 minutes)	Tennis (10 metres)	Sea (10 minutes)	Airport (55 minutes)

Energy - Conventional consumption Class : D

Energy - Emissions estimate Class : A

Electricity : 1

Land Value Tax : 1.782 € / year

Energy - Conventional consumption : 186 kWh/m².year

Energy - Emissions estimate : 5 kg éqCO2/m².year



See more

<https://www.astridsegaar-immobilier.fr/listing/roquebrunes-argens-villa-in-luxury-domaine-with-pool-and-tennis-courts-85951680>