

Roquebrune/s Argens, Villa -4 bedrooms -90m2- in luxury domaine, with pool & tennis

Price : € 495.000



Rooms : 5	Bedrooms : 4	Bathrooms : 3	Sqft : 90.43 m ²	Type : House
Views : Mountains, Hills, Golf	Land Area : 280m ²	Reference ID : 2421-del / 582-del		

Located in a luxury domaine, at the golf-course of Roquebrune-sur-Argens, with pool, three tennis courts and a 'jeux de boules' alley, you will find this spacious, almost detached villa (built 2002) with 4 bedrooms, lovely garden around the villa and large terrace for sale.

The location is good with stunning views of the Massif des Maures and only 5 minutes by car to the Mediterranean. The format is as follows: entrance hall with cupboard, toilet, bright living room with air conditioning and two side doors to the garden with partly covered terrace. There is a Provencal kitchen with appliances. The first bedroom is located on the ground floor, also with doors to the garden, and an en suite bathroom. The hallway leads a staircase to the first floor with three bedrooms. All rooms have closets and the rear bedroom has French doors to a sunny private terrace with beautiful views. Also on this floor you will find a second toilet, a modern bathroom with bath, washbasin and a 3rd bathroom with sink and shower. This property has been well maintained and is also interesting as investment for rental.

This domaine is situated on top of a hill with beautiful views towards Fréjus and the Mediterranean. There is a locked gate, through an access opening and along the driveway is a child-friendly riding school. 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. This well maintained and beautifully located modern villa is definitely worth a visit.

Features :

Air-conditioning	Double glazing	Furnished	Crawl space
Irrigation sprinkler	Caretaker	Electric gate	Video security
Swimming pool	Tennis court	Sliding windows	Outdoor lighting
Bowling green	Golf		

Area`s:

1 Land	1 Entrance	1 Living-room	1 Kitchen
1 Lavatory	1 Landing	4 Bedroom	1 Shower room
2 Bathroom / Lavatory	2 Terrace	1 Garden	

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 (60 minutes)

Energy - Conventional consumption Class : C

Energy - Emissions estimate Class : B

Land Value Tax : 2.600 € / year

Housing Tax : 2.513 € / year

Energy - Conventional consumption : 143 kWh/m².year

Energy - Emissions estimate : 7 kg éqCO2/m².year



See more

<https://www.astridsegaar-immobilier.fr/listing/roquebrunes-argens-villa-4-bedrooms-90m2-in-luxury-domaine-with-pool-tennis-86018707>