## French Properties

## €869 000

4 bedroom Mansion Surface: 162 m<sup>2</sup>

Surface of the living room: 42 m<sup>2</sup> Surface of the land: 1450 m<sup>2</sup> Year of construction: 1992

Exposition: south
View: Sans vis à vis

Kitchen: equipped independent

Hot water: electric
Heating: air conditioning
Inner condition: good
External condition: good

Couverture: tiles

## Features:

pool, calm, air conditioning, double glazing, alarm, Aucun vis à vis

4 bedroom

2 terraces

1 bathroom

1 show er

3 WC

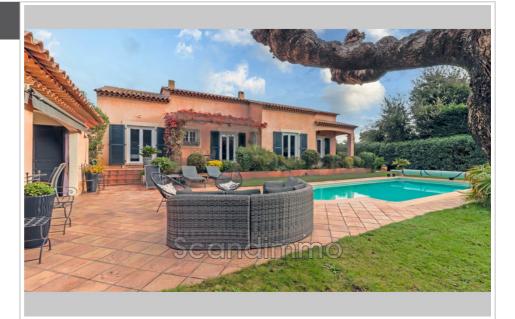
1 garage

5 parkings

Energy class (dpe): C

Emission of greenhouse gases (ges): A

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## Mansion Roquebrune-sur-Argens

Ideally located a stone's throw from the village, this charming house offers a pleasant living environment while being close to amenities and main roads. On a plot of more than  $1400 \, \mathrm{m}^2$ , this mason's house stands out for its careful features, its pretty garden and its various outdoor spaces perfect for relaxing. On the ground floor: an entrance with storage, a large living-dining room highlighted by a cathedral ceiling and exposed beams, creating a warm and friendly atmosphere, a modern and functional independent kitchen, a separate toilet and a storeroom/laundry room. Still on one level, a master suite with dressing room, shower room and access to a small private terrace, 2 bedrooms with built-in cupboards and a bathroom with toilet. On the 1st floor: a mezzanine with an office area and a relaxation area. Two large adjoining rooms, offering numerous layout possibilities according to your desires: gym, TV area, additional bedrooms or work space. The fully enclosed and landscaped garden houses a heated swimming pool and an annex with summer kitchen, shower and WC, ideal for enjoying sunny days. Finally, the property has a large garage as well as plenty of parking spaces.

The plue pointe: no vie à vie air conditioning well-maintained house lote of





