

# French Properties

ONLINE

€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 shower

3 WC

1 garage

5 parkings

**Energy class (dpe): C**

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

Document non contractuel

23/02/2025 - Prix T.T.C



## 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 1400m<sup>2</sup>, 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 plus points: no vis à vis, air conditioning, well-maintained house, lots of

