



Villa in Roquefort-les-Pins,

06330, Roquefort-Les-Pins, Alpes-Maritimes, Provence-Alpes-Côte D'azur

€1,950,000

Ref: 00044

* Available * 5 Beds * 2 Baths

Sale - Villa Roquefort-les-Pins

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French Entrée 

Property Description

Superb New villa in Roquefort les Pins

This superb new villa is situated on a flat plot of approximately 2600m² in the heart of a quiet and sought-after neighborhood in Roquefort les Pins. This contemporary house, covering around 315m² and constructed with high-quality materials.

The interior is to be finished.

On the ground floor, it features two beautiful en-suite bedrooms, a spacious living room with a fireplace, a lovely open kitchen, a laundry room, a pantry, and a guest toilet. The expansive living room is equipped with large sliding glass doors that flood the space with light and provide a stunning view of the infinity pool and the garden with its magnificent centuries-old olive trees.

The upper floor offers two beautiful en-suite bedrooms, including a master suite, as well as a lounge/library office or the possibility of a fifth bedroom.

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The property includes an attached garage with an insulated and motorized garage door, aluminum double glazing, electric roller shutters, and a bioclimatic pergola that offers the comfort of a covered terrace.

The entire plot is fully enclosed by a boundary wall and rigid fencing and laurel plants, as well as a stone wall and an automatic gate.

The SPANC (Public Sanitation Service) approval has been obtained. The construction benefits from the "Dommage Ouvrage" (Construction Damage Insurance) and the ten-year warranty. The house is currently weather-tight, and visits are possible. Ref. 14214.

Agency fees are the responsibility of the seller.

Information on the risks linked to this exposed property is available on the Géorisks website
<http://www.georisks.gouv.fr>



