



Fine renovated stone villa in Roquefort les Pins, with salt water pool.

Reference No: 533

Price Euros: 996,400

Area: Valbonne

Town: Roquefort Les Pins

Department: Alpes Maritimes

Bedrooms: 4

Land Size m2: 2,000

Habitable space m2: 220

Full Description: This attractive stone house is located in a quiet rural residential area next to forest, with open views to the east, south & west. It has been entirely renovated 18 mths ago and is in impeccable condition.

Stone steps lead up to the front door at 1st Floor level: Entrance hall, large 50m² lounge with fireplace, satellite TV sockets ; beautiful fully equipped Provençale kitchen with glazed lava rock work surfaces ; dining area ; bathroom & separate WC ; bedroom #2 giving onto east & south facing balcony. And a 35m² master suite comprising bedroom, office area, dressing room, bathroom & separate WC.

Stairs lead down to garden level: A large recreation room with sauna & shower, direct access through sliding doors to garden, bedroom #3, shower room, kitchen, cellar/storage room containing oil fired central heating boiler (although town gas pipework is installed). Also on this garden level, and with private outside access, is a separate 28m² guest suite with bedroom, shower room, kitchen & terrace.

Gardens: The private and secluded back garden overlooking the forest has a large 13m x 5.5m salt water swimming pool set in a spacious paved terrace. Pool house, fully equipped summer kitchen & dining area, shower & WC. The front garden is laid to lawns on 3 levels, with a Boules pitch, olive & palm trees & many other flowering shrubs, Provençale herb & vegetable garden, attractive stone retaining walls, and an old stone well. The garden is illuminated

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with buried spotlights at night, and watered by an automatic watering system. Parking for 4+ cars. The front gates are remote controlled with an entry phone.

All windows are double-glazed with aluminium frames, and have electric roller blinds, both centrally & individually controlled.

There is a centralised vacuuming system, collected in the cellar.

Property Features: Air conditioning, Alarm, Automatic Gates, Automatic Watering, Balcony, BBQ, Cave, Cos Residuel, Dependancies, Development Potential, Double Glazing, Fireplace, Forage, Independant Apartment, Large Rooms, Laundry, Letting Potential, Outside Lighting, Pool-House, Private Garden, Private Pool, Quality Fittings, Satellite TV, Security Blinds, Summer Kitchen, Terrace, Tile Floors, Well, Workshop

Nearby Amenities: Airfield, Beaches, Forest/Parkland, Golf Course, Local Shopping, Public Transport, Restaurants, Schools, Ski-ing (-2hrs)

View: Countryside, Garden, Hills, Panoramic, Pleasant, Pool, Rural, Woods

Heating: Gas, Oil



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