

# 4-Bedroom Villa with Independent Apartment, Panoramic Views, Quality Materials

Price : € 840.000



|                               |                                       |                                   |                                  |                     |
|-------------------------------|---------------------------------------|-----------------------------------|----------------------------------|---------------------|
| <b>Rooms :</b> 10             | <b>Bedrooms :</b> 4                   | <b>Bathrooms :</b> 3              | <b>Sqft :</b> 230 m <sup>2</sup> | <b>Type :</b> House |
| <b>Views :</b> Mountains, Sky | <b>Land Area :</b> 2224m <sup>2</sup> | <b>Reference ID :</b> 1200 / 1200 |                                  |                     |

Located in an exclusive, peaceful area near a private school, shops, and the town center, this villa offers an ideal orientation to enjoy spectacular sunsets. A rare gem that perfectly combines modern comfort and exceptional views, this stunning contemporary villa of 230 m<sup>2</sup> sits on a 2,224 m<sup>2</sup> plot with breathtaking views of the valley, Sainte Baume, and Sainte Victoire. From the entrance, featuring ample storage, you'll be captivated by the villa's spacious volumes. The living area includes a modern, fully-equipped kitchen with high-quality materials and appliances, seamlessly opening into the dining room and living room. The villa has four generously-sized bedrooms, including a master suite with a bathroom and walk-in shower. Two additional bathrooms and two separate toilets complete the sleeping area. A separate 100 m<sup>2</sup> studio on the garden level, with its own private terrace, includes a kitchen, bathroom, toilet, and living space—perfect for welcoming guests or seasonal rentals. Outdoors, you'll find an infinity pool, landscaped garden, and a relaxing terrace. The villa is equipped with recent, high-end features: underfloor heating, a new heat pump, security system with cameras, central vacuum, water softener, fiber optics, and more. A double garage and a fully-equipped workshop complete this exceptional property.

## Features :

|                |                  |                       |                 |
|----------------|------------------|-----------------------|-----------------|
| Water softener | Air-conditioning | Central vacuum system | Home automation |
| Double glazing |                  |                       | Sliding windows |
| Internet       | Crawl space      | Electric shutters     | Barbecue        |
|                | Outdoor lighting | Optical fiber         | Alarm system    |
|                | Safe             | Intercom              | Electric gate   |

SAS astrid segaar immobilier  
57 Les Rives du Golf – 6610 RD 7 – Le Perrussier  
83520 Roquebrune-sur-Argens, France  
Carte professionnelle : 8303 2018 000 026 682

Tel. +33 (0) 49 8122065  
Port. +33 (0) 6 69 27 29 08  
astrid@azurpavillon.com  
www.azurpavillon.com

IBAN : FR76 1460 7003 8760 1217 2279 814  
BIC : CCBPFRPPMAR  
TVA intracommunautaire : FR28752484360  
SIRET : 752 484 360 00017 – SAS capital de 1000 €

Swimming pool

Security door

**Area`s:**

1 Bedroom

1 Land

1 Entrance

1 Lavatory

1 Equipped kitchen

1 Dining room

1 Living-room

1 Bedroom

1 Bathroom

1 Bedroom

1 Shower room

1 Terrace

1 Garage

1 Workshop

1

1 Apartment

1 Terrace

1 Bedroom

1 Shower room

1 Lavatory

**Nearby:**

Highway (10 minutes)

Bus

Town centre (3 minutes)

Movies (3 minutes)

Shops (3 minutes)

Day care (3 minutes)

Primary school (10 minutes)

Secondary school

Golf (15 minutes)

Doctor (5 minutes)

Public parking

Public pool (10 minutes)

Sport center

Supermarket (5 minutes)

Tennis

**Energy - Conventional consumption Class : C**

**Energy - Emissions estimate Class : A**

**Electricity : 1**

**Land Value Tax : 2.800 € / year**

**Energy - Conventional consumption : 107 kWh/m<sup>2</sup>.year**

**Energy - Emissions estimate : 3 kg éqCO<sub>2</sub>/m<sup>2</sup>.year**



See more

<https://astridsegaar-realestate.com/listing/4-bedroom-villa-with-independent-apartment-panoramic-views-quality-materials-85357304>