

760 000 €

Contact agency

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For sale villa

Surface : 210 m²

Surface of the living : 29 m²

Surface of the land : 1990 m²

Year of construction : 1973

Exposition : Est ouest

View : Dégagée

Hot water : Electrique

Inner condition : to modernize

Couverture : tiling

Features :

fireplace, double glazing, Laundry room,

Automatic gate, CALM

5 bedroom

2 terraces

4 show ers

5 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel



## Villa 2766 La Roquette-sur-Siagne

LAROQUETTE-SUR-SIAGNE – Unobstructed View, Absolute Calm Nestled in a peaceful and green environment, this detached villa of approximately 210 m² stands out for its generous spaces, independent apartments, and panoramic views over the surrounding hills. Built on a terraced plot of 1,990 m², beautifully landscaped with majestic olive trees, fruit trees, and a vegetable garden area, the property also benefits from a functioning well and a registered garden shed. It offers a tranquil living environment just minutes from all amenities. The main residence consists, on the ground floor, of a bright living room with fireplace opening onto a veranda facing nature, an independent kitchen, two spacious bedrooms with built-in wardrobes, a shower room, and a separate toilet. On the lower level: a west-facing independent studio of approximately 25 m², currently rented with excellent return, a large utility room that can be converted, as well as a second apartment with separate access and a garage. Additionally, there is a separate 46 m² two-bedroom apartment (T3), ideal for rental income or hosting family and friends, along with an 18 m² workshop and a large usable crawl space of over 65 m². Technical assets: air-to-water heat pump installed in 2023, fully renovated roof in 2016, connected to mains drainage. A rare property, full of charm and potential, offering multiple layout possibilities in a privileged natural setting.

Contact us now to schedule a visit

