



760 000 €

**Buying 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 : A moderniser**

**Couverture : tiles**

**Features :**

Cheminée, double glazing, Laundry room,  
Automatic gate, calm

5 bedroom

2 terraces

4 showers

5 WC

1 garage

**Energy class (dpe) : C**

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

Document non contractuel

06/07/2025 - Prix T.T.C



## Villa 2766 La Roquette-sur-Siagne

LA ROQUETTE-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

