

ROQUEFORT LES PINS

Alpes Maritimes



Villa 017

Accommodation: 10 People

Ground Floor

Entrance hall - Brand new, fully equipped kitchen with an extra American fridge, large living room with fireplace, satellite TV/ DVD and dining area seating up to 10 guests. Direct access to large terrace with outside sofa, table and chairs - Mezzanine organised as an office and TV room with a piano -

Master bedroom (queen size bed) with en-suite bathroom with both bath and shower, toilet, satellite TV and balcony - 2 double bedrooms (140 x 190cm beds) one with balcony overlooking the pool and one with view over the garden - Independent shower room with toilet.

Independent apartment (Pool Level)

Double bedroom (140 cm bed) with sofa bed - Bathroom with toilet - Living room / playroom with billiards table, sofa bed and TV with satellite - American fully fitted kitchen - Separate utility room with washing machine and tumble dryer. - Terrace with flat lawn ideal for children to play.

Pool

12 x 5 metres, with alarm system but not heated – Outside shower.

Amenities

Boules pitch – Table tennis – Gas barbecue – Garage – Parking spaces – Wi-Fi internet – Satellite TV - Piano - Air conditioning system throughout.

This spacious, beautifully presented villa has been entirely renovated and tastefully decorated with modern furniture. It is mainly set out on one level with a separate night area with a balcony shared by the two main bedrooms. The large living room has a mezzanine used as a TV/Office area overlooking the large living room; this room opens out onto a sheltered terrace with a relaxing area with sofas and direct access to the large pool terrace. There is also a separate apartment with a large games room and terrace ideal for teenagers!

The infinity pool is very large surrounded by a recently renovated terrace and with 2500m of garden. Everything has been organised around the pool for guests to play table tennis or boules, eat or relax under the sun with comfortable sun loungers and a breakfast area.

The property is located between the peacefulness of the mountains and the buzz of the famous French Riviera coastline with its vibrant towns and sandy beaches, and only a 2 km drive from the picturesque medieval town of Valbonne. You will be spoilt by the calm and serenity of the surrounding pine forests and the possibility of golf, walking, riding and other country pursuits but with easy access to the lively and iconic towns of Cannes, Antibes and Nice.



Nearest Village	Roquefort les Pins	5 minutes
Nearest town	Antibes	20 minutes
Nearest beach	Antibes	20 minutes
Nearest airport	Nice	20 minutes

