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Charming villa with top-of-the-range finishes for sale in Le Rouret



Le Rouret - 1 295 000 €

Ref. 83248355

Discover this exceptional villa, nestled in the peaceful and highly sought-after residential area of Le Rouret. Offering a unique living environment, this property is a true haven of tranquillity. Set on a vast 1,827 m² plot, this spacious villa combines comfort and elegance. Inside, you will appreciate the high-end finishes, including Canadian oak parquet flooring, a brand-new insert fireplace, and reversible air conditioning in the main living areas as well as in the master suite upstairs.

The ground floor hosts two bright bedrooms sharing a perfectly appointed bathroom. Upstairs, a sumptuous master suite with private bathroom and air conditioning ensures restful nights. On the lower level, you will also find an additional double bedroom with an adjoining shower room.

The interior benefits from newly installed double-glazed windows, ensuring optimal insulation and a warm atmosphere. Fibre internet is available for perfect connectivity. The Siemens kitchen, fitted with electric-opening cupboards and exclusive underfloor heating, is a dream space for cooking enthusiasts.

Outdoors, a carefully designed living area invites relaxation, with a fully equipped summer kitchen, a fireplace-style barbecue, and a second barbecue on the sunlit south-facing terrace. Enjoy moments of leisure in the heated swimming pool (approx. 13x6m), maintained with a brand-new sand filter for crystal-clear water.

Safety and peace of mind are guaranteed with a new independent outdoor electrical panel, an automatic irrigation system, outdoor lighting, and a 24/7 off-site monitored security alarm. A spacious 20 m² garage built to standard, a carport, and a wood shelter complete the villa, combining practicality and style. The large driveway also offers ample parking space. Do not miss this rare opportunity to live in such a calm and privileged setting in Le Rouret. Contact us today to arrange a viewing and discover all the outstanding features this



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exceptional property has to offer.

Information on the risks to which this property is exposed is available on the website

Géorisques: <http://georisques.gouv.fr>

Surface habitable : 166 m²

Chambres : 4

Surface terrain : 1827.00 m²

Exposition : South

Pièces : 6

✓Piscine

Taxe foncière : 2 221 €

Les honoraires sont inclus à la charge du vendeur

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