



LUXURY BY BLUE

INTERNATIONAL REALTY

Exceptional Provençal Villa



Roquefort-les-Pins - 2 650 000 €

Ref. 85670336

Designed by renowned local architect Pierre Jaulin and fully renovated in 2025, this property subtly blends the authentic charm of Provence with refined contemporary architecture, all set within an idyllic and perfectly tranquil environment.

Upon entering, you'll be captivated by the generous, light-filled living space, enhanced by a designer fireplace and an integrated home cinema featuring a 3-metre motorised screen. The open-plan Veneta Cucine kitchen, fitted with high-end Miele appliances, seamlessly combines aesthetics with functionality.

The ground floor hosts a master suite with a teak bathroom, a separate office, and a private studio complete with a minibar area. Upstairs, three bright bedrooms and two modern bathrooms provide absolute comfort.

The villa is fully equipped: Ethernet network, high-speed satellite internet (Starlink), remote-controlled Daikin ducted air conditioning, integrated Sonos audio system, and an indoor/outdoor alarm system with surveillance cameras.

Outdoors, a Mediterranean garden designed by a landscape architect invites relaxation:

Heated 12x6m swimming pool (built by DID Pool, awarded Meilleur Artisan de France)

Pool house and summer kitchen

Pétanque court, ambient lighting, automatic irrigation system

Fast-charging station, pre-wired for a sauna, and potential for a tennis court, and basement.

A rare opportunity to acquire a turnkey haven of peace where authenticity, elegance, and



LUXURY BY BLUE

INTERNATIONAL REALTY

technology coexist in perfect harmony.

Information on natural risks to which the property is exposed is available on the Géorisques website: <http://georisques.gouv.fr>

Living area : 0 m²

Bedrooms : 5

Surface area of land : 5276.00 m²

Exposition : South, South-west Rooms : 8

✓Swimming pool

Fees payable by vendor

B

LUXURY BY BLUE

INTERNATIONAL REALTY

