



## LUXURY BY BLUE

INTERNATIONAL REALTY

Charming 325 m<sup>2</sup> property for sale in La Roquebrussanne



La Roquebrussanne - 858 000 €

Ref. 86829919

In La Roquebrussanne, this charming property offers 325 m<sup>2</sup> of living space set on a plot of approximately 1,800 m<sup>2</sup>. This former sheepfold, full of rare character, will appeal to lovers of beautiful stonework, generous volumes, and authentic elegance.

The main house opens onto an entrance hall and features an office, a warm living room with a pellet stove, a fully equipped kitchen, a welcoming dining room, and a separate WC. Upstairs, you will find a library, a second living room with an insert fireplace, a superb master suite with dressing room, shower, bathtub, and WC, as well as an additional bedroom with its own shower room and WC. The top floor comprises two bedrooms, two shower rooms, a WC, and a storage area.

The property also includes two fully fitted annexes. The first offers a kitchen, a living room, a shower room with WC, and a bedroom with a separate WC. The second features an entrance hall, a laundry room, and a bedroom with a bathroom and WC.

A major advantage: the main residence and the two annexes are interconnected, allowing for a seamless layout and multiple uses — family home, guest accommodation, rental activity, or professional space.

Additional features include fibre-optic internet, a cellar, a swimming pool, a borehole with UV water treatment system, a carport, and a garden shed. A harmonious property offering generous living spaces and a privileged lifestyle setting.



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Surface habitable : 325 m<sup>2</sup>

Chambres : 6

Surface terrain : 1814.00 m<sup>2</sup>

Pièces : 10

✓Piscine

Les honoraires sont inclus à la charge du vendeur

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