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INTERNATIONAL REALTY

Sole Agent - 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, sought-after residential area of Le Rouret. Offering a unique living environment, this property is a haven of tranquillity. Set in a vast 1827 m<sup>2</sup> plot, this spacious villa combines comfort and elegance. Inside, you'll appreciate the top-of-the-range finishes, including Canadian oak parquet flooring, a new fireplace and reversible air conditioning in the main rooms and the upstairs master suite.

The ground floor features two bright bedrooms sharing a perfectly appointed bathroom. Upstairs, a sumptuous master suite with a private bathroom and air conditioning guarantees a restful night's sleep. There is an additional double bedroom with en suite shower room, offering an uninterrupted view over the pool.

The interior is equipped with recently installed double-glazed windows, ensuring optimum insulation and a warm atmosphere. The villa is also equipped with fibre internet for optimum connectivity. The Siemens kitchen, with its electrically opening cupboards and exclusive underfloor heating, is an ideal space for cooking enthusiasts, allowing you to prepare your meals in total comfort.

Outside, a carefully designed living area invites you to relax, with a fully-equipped summer kitchen, a fireplace-style barbecue, and a second barbecue on the sunny south-facing terrace. Enjoy moments of relaxation in the heated 13x6 metre swimming pool, maintained by a new sand filter to keep the water crystal-clear.

Security and peace of mind are guaranteed thanks to a new, independent external electrical panel, an automatic watering system, outdoor lighting and a security alarm system with off-

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site 24h/7 monitoring. A spacious, fully compliant 20 m<sup>2</sup> garage, a carport and a wood shed complete this villa, offering an ideal combination of practicality and style. You will also find a large driveway with ample parking spaces.

Don't miss this rare opportunity to live in a quiet, privileged setting in Le Rouret. Contact us today to arrange a viewing and discover all the features offered by this exceptional property.

Living area : 166 m<sup>2</sup>

Bedrooms : 4

Surface area of land : 1827.00 m<sup>2</sup>

Exposition : South

Rooms : 6

✓Swimming pool

Property tax : 2 221 €

Fees payable by vendor

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