

# Villa Roquette sur Var

**Region:** Cote d'Azur | La Roquette sur Var

**Sleeps:** 8 **Bedrooms:** 4 **Bathrooms:** 2

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## Overview

Villa Roquette is a beautifully renovated detached Provençal villa enjoying spectacular views. Set on a broad terrace with a lovely olive tree to provide shade and dine al fresco whilst admiring the spectacular views. 1km to the hilltop village of La Roquette-sur-Var. Beautifully refurbished and furnished. Beaches of Nice and Antibes just 20 minutes. 4 bedrooms/2 bathrooms to sleep 8.

## Description

Villa Roquette is a beautifully renovated detached Provençal villa enjoying spectacular views across to the Col-du-Dragon and the Chaine-de-Férion of the Var valley.

The villa is situated on a hillside, accessed by a winding road. It benefits from a private pool (8.8m x 4m, depth 1.9m, pool alarm) set on a broad terrace with a lovely olive tree to provide shade when reading a book or for an al fresco evening dinner whilst admiring the spectacular views. Please note that there are some steep drops in the grounds and therefore care should be taken with small children.

The house has recently been refurbished and updated. The cosy living/dining room is nicely decorated and feels very homely. There is a brand new table tennis table and several board games, books, etc. as well as a TV; although the best thing to watch is the view across the pool to the valley and the mountains beyond. There is a modern, well-equipped kitchen with a 4-ring cooker, fridge/freezer, dishwasher, oven, microwave, and coffee machine.

There are 4 bedrooms, 1 bathroom, and 1 shower room.

There is one double bedroom, two large twin rooms and a small room with an adult-sized bunk bed. The bathroom has a bath with an over-bath shower as well as a separate shower and sink. Separate toilet. The shower room has a shower, sink, and toilet.

The house is about 1km from the village of La Roquette-sur-Var and a 10-minute drive to the villages of St Martin du Var and Levens from the house where there are several options for shops, bars, and restaurants. There are many hiking and mountain biking routes in the area, ideal for nature lovers!

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## Layout

Modern well-equipped kitchen, two shower rooms, one that also has a bath and two WCs.

The bedrooms comprise one double, two large twin rooms and a small bunk room.

1 x shower room with WC, 1 x shower room with bath, separate WC

## More Info

Child friendly but due to the different levels in the garden it is not suitable for toddlers.

Swimming pool: 4m wide x 8.8m long. 1.9m to 2m deep

Washing machine available. No tumble dryer.

## Features

- Internet
- Satellite TV
- Table tennis
- Un-overlooked pool
- Private pool
- Heating
- Private parking
- Secure parking
- Terrace
- No pets allowed
- Spacious garden

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## Location

Villa Roquette is about 1km from the hilltop village of La Roquette-sur-Var and its 16th-century church with famous Italian paintings. The village is sure to charm you with its beautiful houses dating from the XVIth and XVIIth century, its narrow streets and vaulted passageways, pretty drinking fountain, beautiful doorways, and external staircases.

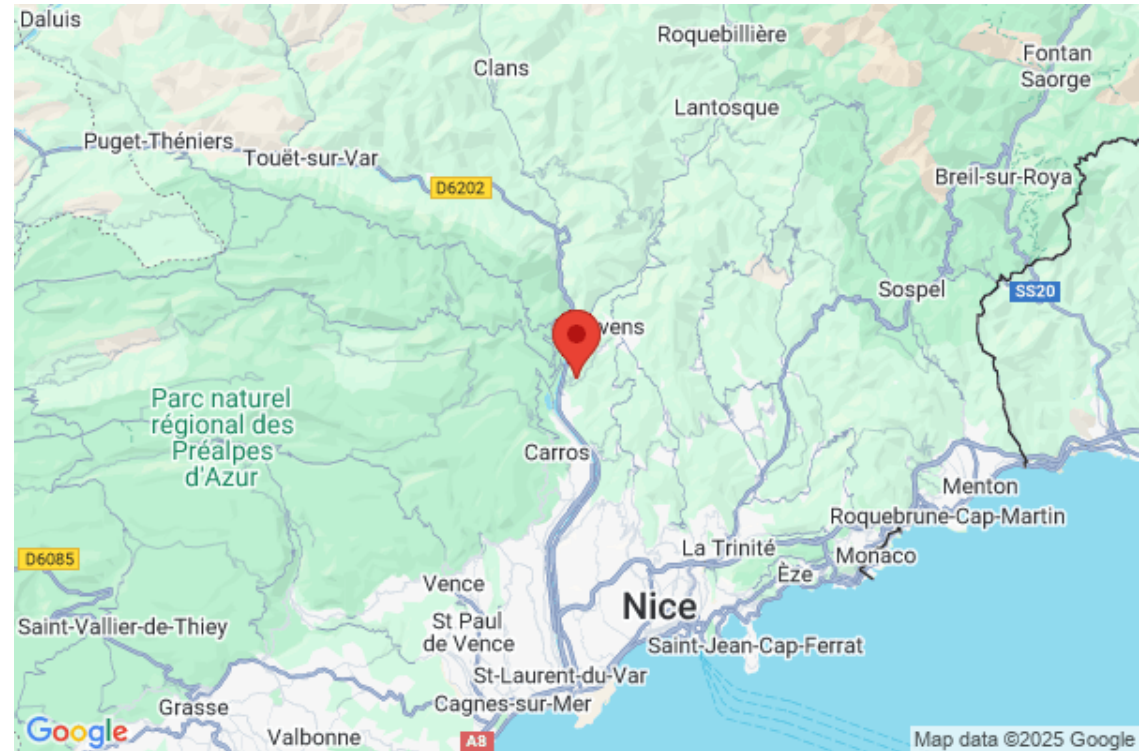
There are a number of walks and mountain biking routes around the village, which allow you to explore the local landscapes, while the less energetic can take part in pétanque games in the village square or immerse themselves in the cordial atmosphere which reigns over the village of La Roquette.

The picturesque old village of Levens for restaurants, shops, tennis, and bike hire. If you can tear yourself away from the beautiful scenery, there are beaches at Nice and Antibes (just about 20 mins away), Aquasplash and Marineland at Biot (40km), and skiing at Isola 2000 (70 km).

Nice around 30 minutes

Monaco is 50 minutes via the A8 but we would recommend the lower corniche for lovely views

Cannes is 50 minutes





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## Photos



View from top of garden



View from Patio Dining



Back to villa from garden chairs



View from garden chairs



Patio Dining



New Table Tennis Table



Lounge to Dining Table



Dining to Lounge



Marble Dining Table



View from lounge



Kitchen



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Entrance Hall



Main Bedroom



Bedroom 2



Bedroom 3



Bunk Bedroom



Bathroom



Shower Room



Sunset from terrace



La Roquette church



Nice Beach