

Hamptons

INTERNATIONAL



Roquefort-les-Pins, 06330, France

7  1 

£12,690,000
(€14,800,000)

Property details



Key features

- 530 m
- 79188 m Plot size
- Swimming pool, Tennis court

Attributes

-  Equestrian facilities
-  Swimming pool
-  Near golf course
-  Private parking
-  Garden

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Description

Nestled in an unspoiled setting, surrounded by absolute tranquility and complete privacy, this magnificent private equestrian estate perfectly combines timeless elegance, generous living spaces and exceptional amenities. A truly unique residence where luxury, nature and equestrian excellence come together in perfect harmony. The main residence, arranged over three levels, offers beautifully proportioned reception rooms filled with natural light. It features an impressive entrance hall, an elegant living room with fireplace, a formal dining room, a comfortable TV lounge, a fully equipped kitchen, a study and several luxurious bedroom suites, each benefiting from its own private bathroom or shower room. Two fireplaces enhance the warm and refined atmosphere throughout the home. The first floor comprises two spacious bedrooms, including a superb principal suite opening onto a private terrace, each with its own en-suite shower room. On the garden level, the property offers practical service areas together with two fully independent guest apartments, each comprising a living room, bedroom and shower room, making them ideal for guests, family members or staff. A laundry room, boiler room and workshop complete this level. The outdoor amenities are equally impressive. A stunning heated swimming pool measuring almost 15 metres is complemented by an overflowing Jacuzzi, all set within beautifully landscaped gardens. A magnificent and generously sized pool house with a fully equipped summer kitchen provides the perfect setting for entertaining and enjoying the exceptional Mediterranean lifestyle. The enclosed landscaped grounds feature a decorative fish pond, elegant wrought-iron gates, traditional stone walls, spacious courtyards and extensive parking areas. The estate is fully secured with an advanced alarm system, indoor and outdoor motion detectors, surveillance cameras and an electric entrance gate. Designed for discerning equestrian enthusiasts, the estate boasts some of the finest private equestrian facilities on the French Riviera. It currently includes five horse boxes with planning potential to expand to a total of seventeen boxes, several paddocks, a galloping track and one of the Riviera's most outstanding private riding arenas, ideally suited for both show jumping and dressage. The galloping track and riding arena also offer exceptional versatility and could easily be transformed into a golf practice facility, driving range or adapted for a variety of sporting, leisure or event-related activities. A rare opportunity to acquire an exceptional private estate where elegance, discretion, expansive grounds and world-class equestrian facilities combine to create an extraordinary lifestyle on the French Riviera. Agency fees payable by vendor

















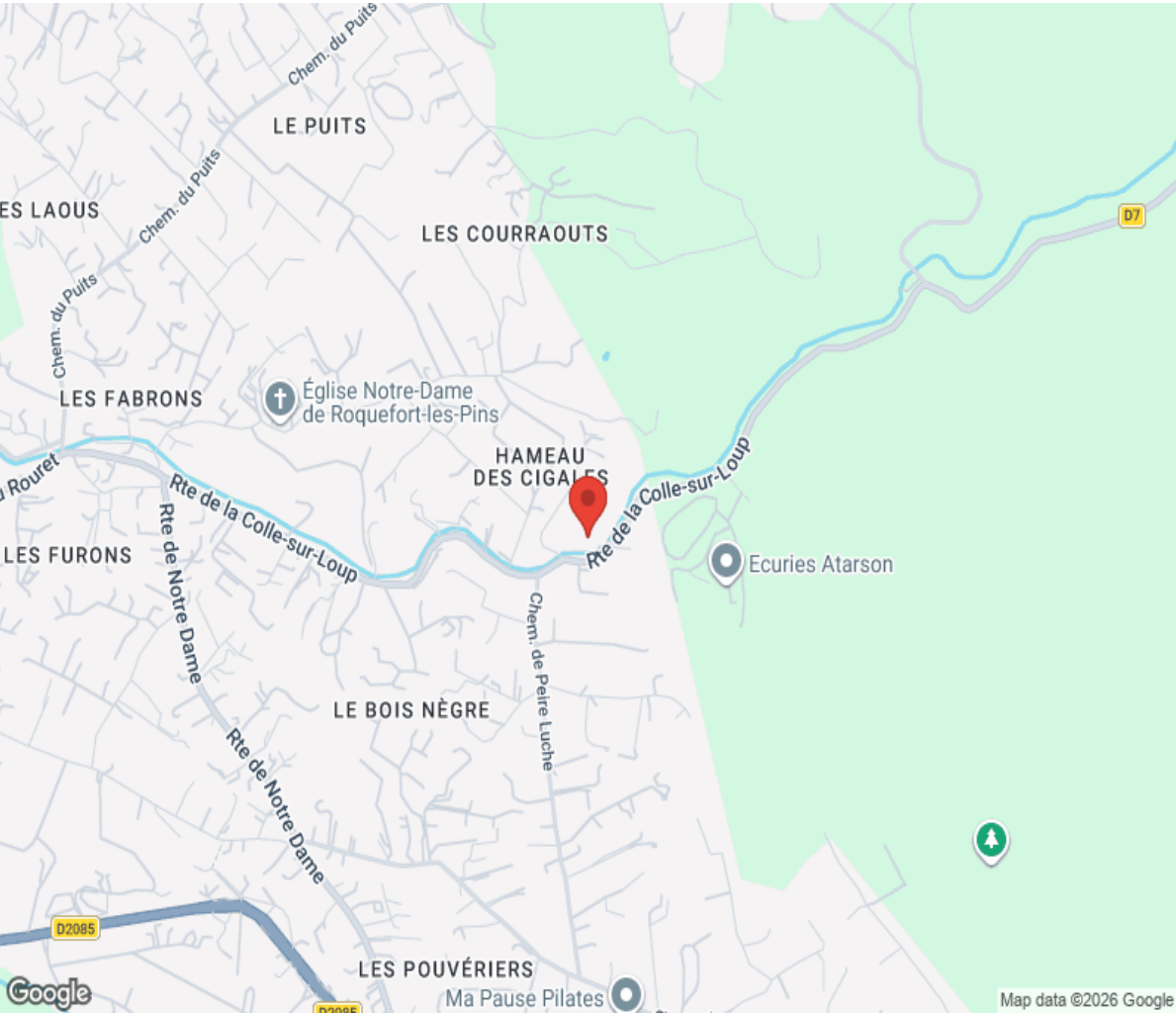








Location



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