

€ 2 250 000

Buying villa

14 rooms

Surface : 450 m²

Surface of the land : 97264 m²

Year of construction : 1977

Exposition : Sud est

View : Mer

Hot water : Electrique

Inner condition : a refresh

External condition : a refresh

Couverture : tiles

Amenities :

Pool, sea view, Gatehouse, Fireplace,
Bedroom on ground floor, Secure
domain, Calm, Automatic gate, Air
conditioning

10 bedroom

4 terraces

5 bathrooms

7 WC

1 garage

10 parkings

Energy class (dpe) : D

**Emission of greenhouse gases
(ges) : B**

Fees and charges :

2 250 000 € fees included



Villa Cogolin

In the heart of the Maures massif, 20 minutes from Saint-Tropez, this unique property spanning over 9 hectares promises tranquility and privacy. Here you can admire the hills of the Maures massif, the vineyards, the villages of Grimaud and Saint-Tropez, the masts of the sailboats in Port-Grimaud, and the Mediterranean Sea! The main villa, with an area of 300m², consists of a large living room with a fireplace, a fully equipped kitchen, three bedrooms sharing a bathroom, and a master suite with a private shower room, as well as offices and a 100m² ground floor. Outside, the infinity pool and various terraces create an ideal setting for relaxation and enjoying the landscape. The property also includes a secondary house of 90m² with three bedrooms, a 38m² accommodation for the caretaker, and a 30m² studio, adding to the location's flexibility and potential. Each dwelling has its own meter and independent electricity supply. A hangar allows for the storage and maintenance of agricultural machinery, ATVs, motorcycles, bicycles. A plain makes up the majority of the property and can accommodate horses, herds, flocks, etc. This rare and unique setting is preserved from everything and is located only 15 minutes from all amenities. Ref. : 394V2711M - Mandat n°2487



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