

**Price on request**

**Buying house**

**4 rooms**

**Surface : 170 m<sup>2</sup>**

**Surface of the land : 1080 m<sup>2</sup>**

**Exposition : Sud est**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Heated pool, Fireplace, Bedroom on ground floor, Double Glazing, Calm, Air conditioning

3 bedroom

3 terraces

1 bathroom

2 showers

3 WC

3 garages

4 parkings

**Energy class (dpe) : C**

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

Fees and charges :

15/10/2025 - Prix T.T.C



**House Saint-Tropez**

JAGER Coldwell Banker is pleased to present this villa combining comfort and practicality, ideally located just 3 minutes from the Bouillabaisse beaches and a 15-minute walk from the harbor and the famous Place des Lices. Its prime location offers a rare living environment to fully enjoy the Saint-Tropez lifestyle. Built on a flat plot of 1,080 m<sup>2</sup> featuring a beautiful pool surrounded by sunny terraces, the villa offers approximately 170 m<sup>2</sup> of living space, all on one level. The living area consists of a contemporary kitchen opening onto a spacious, bright, and inviting living-dining room, which leads directly to the terrace and pool for the ultimate outdoor experience. The sleeping area includes a master suite with a bathroom equipped with a whirlpool bathtub, along with two additional bedrooms and two more bathrooms, ensuring comfort and privacy. A laundry room and pantry complete this practical layout. Regarding parking and outbuildings, the property features an enclosed garage, two additional single garages, and offers expansion potential with the possibility of adding an upper floor (R+1), allowing for optimized space and increased property value. This villa will appeal equally as a family home or a secondary residence, thanks to its sought-after location and development potential, just steps from the beaches and the heart of Saint-Tropez. Please feel free to contact us for more information or to arrange a viewing. Jager Coldwell Banker, your real estate expert on the French Riviera and the Gulf of Saint-Tropez



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