

€ 4 725 000

**Buying villa**

**5 rooms**

**Surface : 250 m<sup>2</sup>**

**Surface of the land : 1215 m<sup>2</sup>**

**Exposition : Sud**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : tiles**

**Amenities :**

Heated pool, Sauna, Espace fitness,  
Secure domain, Calm, Automatic  
gate, Air conditioning

4 bedroom

2 terraces

1 bathroom

4 showers

6 WC

3 parkings

**Fees and charges :**

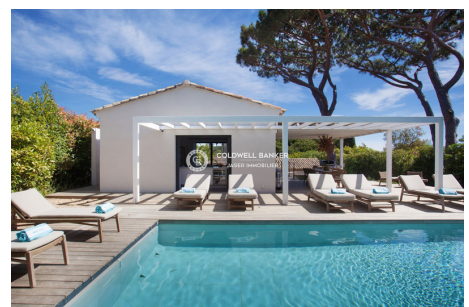
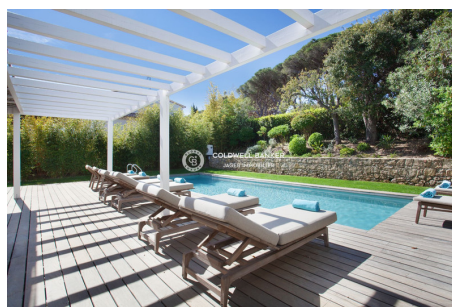
4 725 000 € fees included

29/04/2024 - Prix T.T.C



**Villa Saint-Tropez**

COLDWELL BANKER JAGER IMMOBILIER is delighted to present this splendid villa, with a living area of 250m<sup>2</sup>, set on a plot of 1215m<sup>2</sup>. Nestled in the heart of a secure private domain, close to a magnificent sandy beach, this remarkable property surrounded by pine trees, palm trees, and lush greenery offers exceptional privacy and a feeling of harmony with nature. The refined decoration, natural wood finishes, and clever use of materials are a true ode to the surrounding natural beauty and the vastness of the sea. The villa spans two levels and features four bedrooms on the ground floor, each with its own en-suite bathroom. On the garden level, a light-filled open living space comprising a lounge, dining area, and fully equipped kitchen provides direct access to the heated swimming pool (11.5m X 4m) and landscaped garden. Spacious terraces, perfect for outdoor dining and relaxation by the pool, are ideal spots for gathering with family or friends. This property also boasts a dry sauna and a gym with a shower room, adding a touch of well-being. A laundry room provides additional convenience. Covered parking for two cars completes the amenities of this exclusive villa. For more information or to schedule a private viewing, please contact us. COLDWELL BANKER JAGER IMMOBILIER is committed to realizing your luxury real estate dreams on the French Riviera and in the Gulf of Saint-Tropez. Ref. : 394V2751M- Mandat n°2534



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