

**€ 7 400 000**

**Buying villa**

**6 rooms**

**Surface : 244 m<sup>2</sup>**

**Surface of the land : 6760 m<sup>2</sup>**

**Year of construction : 2023**

**Exposition : Sud est**

**View : Mer**

**Hot water : Chauffe-eau**

**Inner condition : excellent**

**External condition : renovated**

**Amenities :**

Pool, Pool-House, Bedroom on ground floor, Calm, Alarm, Air conditioning

5 bedroom

1 garage

5 parkings

1 cellar

**Energy class (dpe) : C**

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

**Fees and charges :**

7 400 000 € fees included

01/07/2025 - Prix T.T.C



### Villa Ramatuelle

Nestled in lush greenery, this luxuriously appointed villa embodies the authentic and refined spirit of Ramatuelle. Harmoniously integrated into its natural surroundings, it boasts a superb 6,760 m<sup>2</sup> plot beautifully planted with vines and lavender. Just 10 minutes from the sea, it enjoys a prime location near the famous beaches of Pampelonne and L'Escalet. The villa is spread over three levels: On the ground floor A large living room with dining room, bathed in light, opening onto a beautiful terrace A fully equipped kitchen, with its pantry and a laundry room, also extended by a terrace A master suite with terrace and pergola Three other en-suite bedrooms, offering all the expected comfort Upstairs An en-suite bedroom with shower room, dressing room and west-facing balcony On the garden level Guest toilet A garage space The exteriors seduce with their southern atmosphere: A large swimming pool with pool house A pétanque court for convivial moments Ref. : 394V3043M



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