COLDWELL BANKER
EUROPA REALTY

House Bormes-les-Mimosas 122 m²



SALE PRICE : 1 158 000 €

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EXCLUSIVITY

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# DESCRIPTION

“Bleu au Mont des Roses COLLECTION”

Just a few minutes from the charming village of Bormes-les-Mimosas and around 5 km from the beaches, discover this rare property boasting a prime location, magnificent sea views and unspoilt surroundings.

A CHARMING PROVENÇAL VILLA
Set on a plot of over 1,600 m² and accessed via a motorised gate, this single-storey villa offers approximately 122 m² of living space.
It features a beautiful, particularly light-filled living area, facing south/south-east, with an open-plan kitchen and large windows overlooking the grounds and the sea.
The sleeping area comprises three suites, offering comfort and privacy.
Outside, the landscaped garden featuring Mediterranean plants boasts a beautiful 8 x 4 m swimming pool, several terraces and areas shaded by electric awnings.
The property enjoys remarkable sea views and a peaceful atmosphere, with no overlooking neighbours.
An ideal property as a second home, and also particularly well-suited to a holiday let.
There is scope for extending the property, subject to prior approval from the town planning department.

A SOUGHT-AFTER LOCATION
- Just a few minutes from Bormes-les-Mimosas
- Approximately 5 km from the beaches
- 25–30 mins from Toulon-Hyères Airport
- 40–45 mins from Saint-Tropez
- Close to major road links

A property offering a wealth of possibilities, ideal as a family home or a long-term investment.

Information on the risks associated with this property is available on the Géorisques website:
www.georisques.gouv.fr
The property is situated in an area subject to compulsory brush-clearing.

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 122.0 m² | Number of rooms: | 4 rooms |
| Number of bedrooms: | 3 bedrooms | | | | |

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 219

Greenhouse gas emissions (GHG) index: B 8

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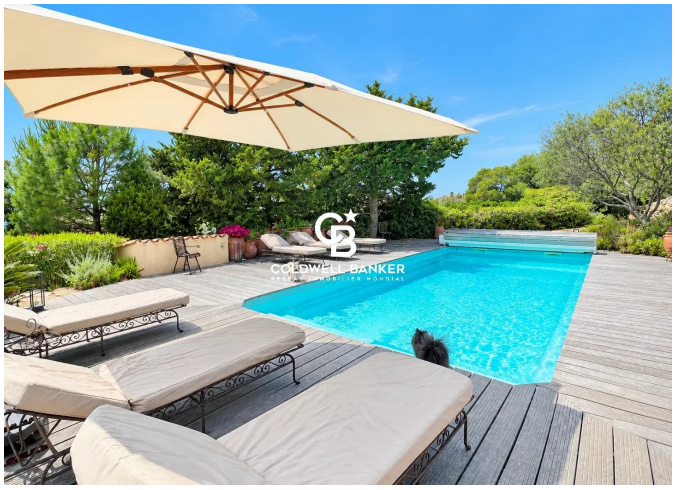









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