COLDWELL BANKER
EUROPA REALTY

House Bormes-les-Mimosas 323 m²



SALE PRICE : 1 650 000 €

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50 avenue Etienne Gola
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Mer

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DESCRIPTION

Set in the heart of a 4,000 m² landscaped park, this Provençal-inspired property, built in the 2000s, offers 324 m² of living space enhanced by noble materials and high-end finishes.
The main living area of 115 m², bathed in light, combines a living room, dining room, fitted open-plan kitchen and lounge with fireplace, all opening onto large terraces and a swimming pool. Two bedrooms with dressing rooms, a bathroom and separate toilets complete this level.
Upstairs, an elegant master suite with shower room is accompanied by an adjoining office. The garden level offers two independent suites, a games room, an office, a cinema room, a laundry room and a 129 m² basement garage. The exteriors embody a rare art of living: a pool house tiled by the artist Hilton MCCONICO, terraces in Israeli stone, a wooden frame from Savoie (Autrant) and custom-made ironwork.
Two tiled and electrified annexes, totalling nearly 100 m², are ready to be converted into living space.
Efficient heating, air conditioning and compliant septic tank. A confidential property combining harmony, comfort and distinction.

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FEATURES

Property type:	House	Area:	323.46 m²	Property tax:	€4.00
Number of rooms:	8 rooms	Number of bedrooms:	5 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): C 121

Greenhouse gas emissions (GHG) index: C 14

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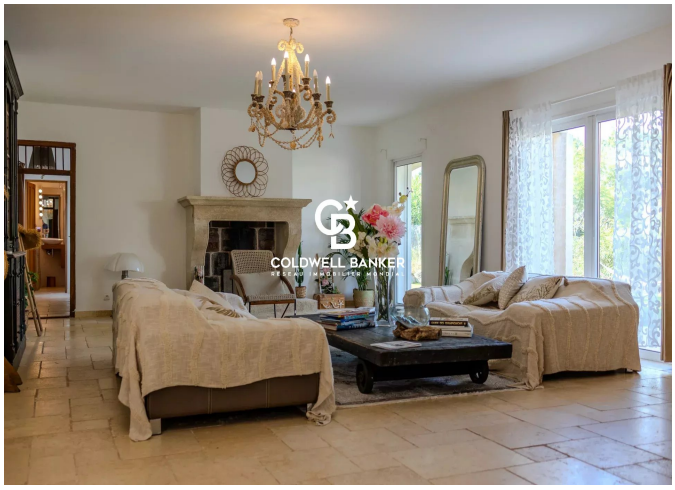









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