COLDWELL BANKER
EUROPA REALTY

House Bormes-les-Mimosas 154 m²



SALE PRICE : 728 000 €

EMAIL : VIRGINIE.BERTRAND@COLDWELLBANKER.FR

26 Avenue du Général de Gaulle
France, 83320, Carqueiranne

PHONE : +33494624786
virginie.bertrand@coldwellbanker.fr

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DESCRIPTION

“Authentic Riviera Collection”

Just a 5-minute walk from La Favière beach (700 m), this characterful property with 1930s charm, facing south and completely renovated in 2015, is spread over three separate levels.

A HOUSE WITH AUTHENTIC CHARM
The house has a living area of 154 m² and comprises:
• Ground floor: two garages and a boiler room.
• First floor (accessed via an external staircase): a magnificent 40 m² terrace with sea views, the real heart of this unusual house. It opens onto a large, living room with high ceilings, featuring a wood-burning stove, and an open-plan kitchen. This space leads to two large bedrooms, one with a period fireplace, a guest WC and a bathroom with access to an outdoor patio.
• 2nd floor: a traditional ‘two-quarter turn’ staircase leads to three bedrooms with exposed beams, two of which have mezzanines. They open onto a large 20 m² terrace with sea views. A shower room and separate WC complete this level.
The house put up for sale forms part of a small co-ownership comprising two separate plots. Only one of these plots – the one corresponding to the house – is included in the sale. It accounts for the majority of the co-ownership, whilst the second plot is limited to part of the ground floor. No co-ownership charges apply.

OUTDOOR SPACES DESIGNED FOR ENJOYMENT
- Courtyard with space to park several vehicles or create storage space
- 40 m² terrace on the first floor
- Outdoor patio adjoining the bathroom
- 20 m² terrace with sea view on the second floor
- 450 m² enclosed garden with trees, swimming pool and pool house
- Secure gate and side gate
- Reversible air conditioning and wood-burning stove

A PRIVILEGED LOCATION
On foot, by bike or by car, everything is less than 5 minutes away: beach, shops and amenities. This characterful house is ideal for hosting a large family on holiday or as a comfortable main residence.

Ideally located, it is only 25 minutes from Toulon-Hyères airport and 40 minutes from Saint-Tropez.

An unusual house, full of history and charm, which will appeal to lovers of authenticity and reveal all its secrets if you visit it...

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr
The property is located in an area subject to mandatory brush clearing.

"As part of our viewing procedure, you may be asked to provide proof of identity. No documents will be retained."

Aline Prévot
Luxury Property Consultant
COLDWELL BANKER BEAU RIVAGE
+33 (0)6 24 31 65 89
aline.prevot@coldwellbanker.fr
El RSAC de Toulon 911 952 109

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FEATURES

Property type:	House	Area:	154.0 m²	Property tax:	€2.00
Number of rooms:	6 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

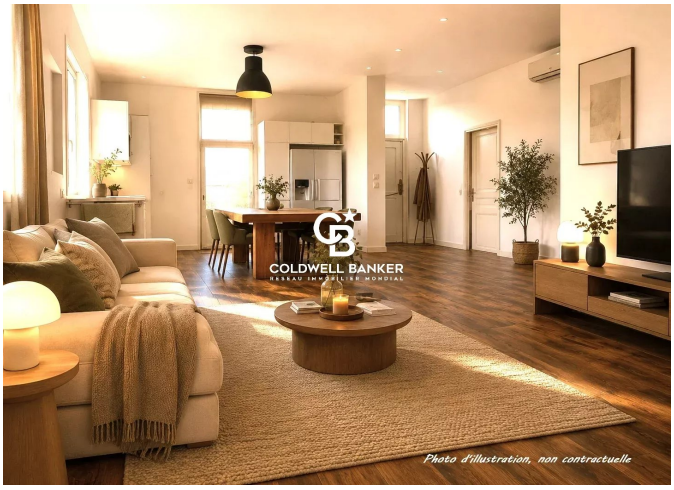
Energy performance diagnosis (EPD): C 114

Greenhouse gas emissions (GHG) index: A 3

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