COLDWELL BANKER
EUROPA REALTY

House Bormes-les-Mimosas 173 m²



SALE PRICE : 1 250 000 €

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DESCRIPTION

Nestled in a peaceful and unspoiled setting in Bormes-les-Mimosas, this 173 sq m villa enjoys an elevated position with delightful views over the surrounding hills.

Set on a beautifully landscaped and meticulously maintained 1,500 sq m plot, the property offers a harmonious lifestyle, surrounded by Mediterranean vegetation, generous outdoor living spaces, and a swimming pool.

The ground floor features a spacious open-plan living area combining the lounge, dining room, and kitchen, all opening seamlessly onto the garden and terraces. This level also includes a bedroom, a walk-in dressing room, and a bathroom with both a shower and a bathtub. An independent studio completes the property, providing the perfect space for hosting family and friends or creating a fully self-contained guest accommodation.

Upstairs, two generously sized bedrooms of approximately 20 sq m each share a bathroom equipped with both a shower and a bathtub.

Designed to embrace the Mediterranean lifestyle, the outdoor areas include a swimming pool, multiple terraces, a landscaped garden with mature olive trees, and a covered reception area, creating an inviting and tranquil setting.

The property also benefits from a large parking area with ample space for several vehicles.

A welcoming family home, equally suited as a primary residence or a holiday retreat, set in one of the most sought-after natural environments of Bormes-les-Mimosas.

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

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FEATURES

Property type:	House	Area:	173.35 m²	Number of rooms:	6 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 136

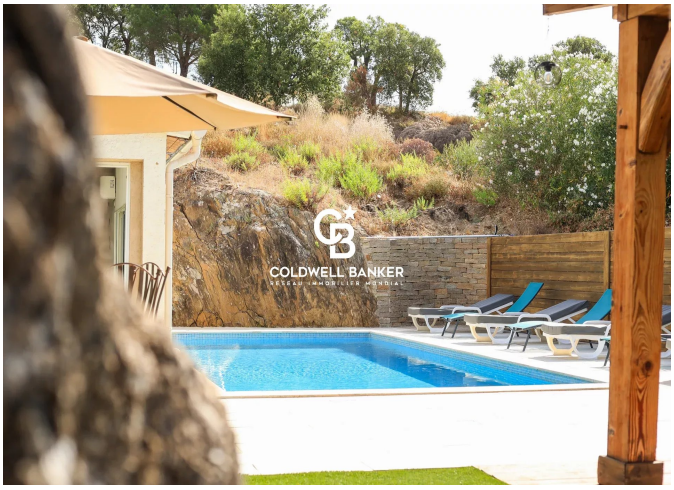
Greenhouse gas emissions (GHG) index: A 5

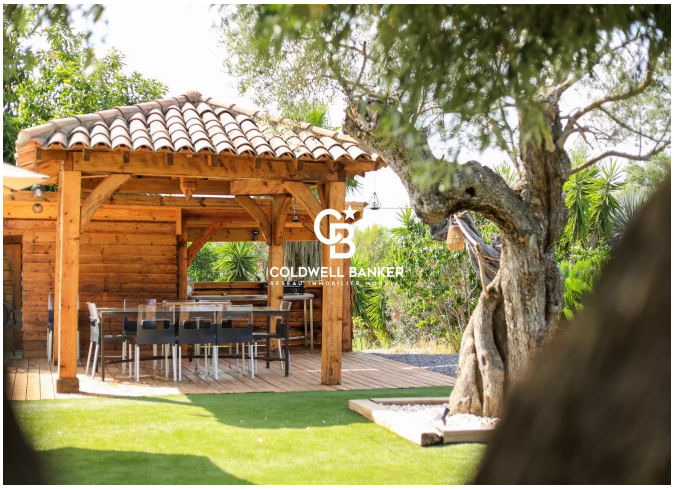
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