COLDWELL BANKER
EUROPA REALTY

House Bormes-les-Mimosas 538 m²



SALE PRICE : 4 900 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

50 avenue Etienne Gola
France, 83820, Rayol-Canadel-sur-

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

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DESCRIPTION

Set in Mediterranean surroundings of approximately 7,650 m², this exceptional property embodies timeless elegance in the heart of an authentic and unspoiled Provençal hilltop village. A former boutique hotel offering over 500 m² of living space, entirely redesigned by an architect, it has preserved the nobility and soul of its history while becoming a remarkable private residence. Generous volumes and a refined layout create an ideal setting for elegant family living and sophisticated entertaining.

An iron gate opens onto a paved courtyard with discreet parking and bicycle storage. The property's rare configuration features several independent apartments, harmoniously arranged across different levels, each with its own private staircase and direct access to the garden — a perfect balance between conviviality and privacy.

On the ground floor, two dual-aspect apartments enjoy large balconies overlooking the garden and the sea. The first includes an open-plan kitchen, dining and living area, one bedroom, a bathroom and separate WC. The second offers a living room, one bedroom with balcony, a bathroom, a shower room and separate WC.The first floor hosts a spacious apartment with open-plan kitchen, an impressive reception room, three bedrooms including a suite, and two shower rooms with separate WC.

On the top floor, a more intimate atmosphere prevails: open-plan kitchen, dining area, living room with reading corner, a suite with open bathroom, a second bedroom, a study and a shower room with WC. Bathed in natural light, each window frames breathtaking views of the surrounding landscape.The garden level forms the vibrant heart of the home, featuring a large kitchen, generous dining room, lounge with fireplace and a superb vaulted wine cellar — an exceptional space designed for tastings, refined gatherings and memorable evenings.Outdoors, multiple terraces extend the living spaces, while the landscaped grounds celebrate the Mediterranean art of living: expansive swimming pool, shaded dining areas, summer bar and pétanque court, all dedicated to relaxation and convivial moments.A separate 40 m² outbuilding completes the estate and could accommodate a studio, artist's workshop, gym or wellness area.

In a peaceful environment with panoramic views and the ambiance of a private country estate, this rare property combines elegance, volume, privacy and remarkable potential. Offered exclusively, it is perfectly suited as a distinguished family residence or an exceptional high-end hospitality project.

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FEATURES

Property type:	House	Area:	538.67 m²	Property tax:	€6.00
Number of rooms:	14 rooms	Number of bedrooms:	8 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 139

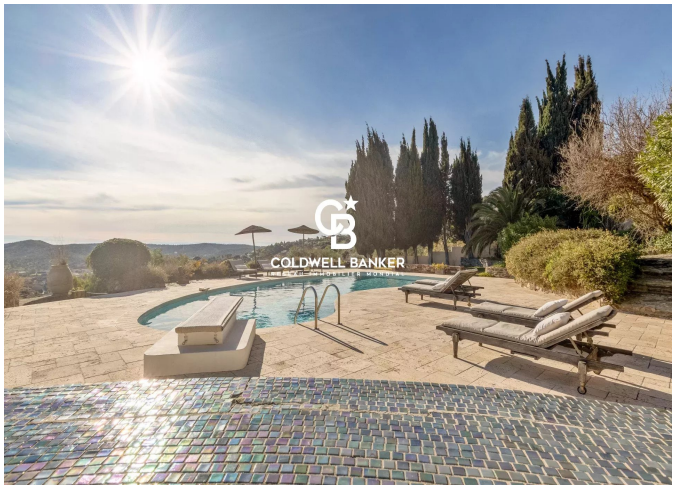
Greenhouse gas emissions (GHG) index: A 5

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