COLDWELL BANKER
EUROPA REALTY

House Gassin 320 m²



SALE PRICE : 3 399 000 €

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

Just a 10-minute walk from the heart of Saint-Tropez, this property with great potential offers approximately 320 m² of living space on a 1,500 m² plot featuring a 10 × 5-metre swimming pool.

A particularly sought-after location, offering spacious rooms and numerous opportunities for renovation and enhancement to create a bespoke Saint-Tropez property.

Spread over two floors, the building is currently configured as three separate flats.

The ground floor, measuring approximately 160 m², comprises two flats in need of renovation. The first, measuring approximately 87 m², features two bedrooms, a living room, a kitchen, a bathroom and a covered terrace of 23.5 m². The second, measuring approximately 73 m², also features two bedrooms, a living room, a kitchen, a bathroom and a 13 m² terrace.

Upstairs, a spacious flat of approximately 160 m² comprises five bedrooms, a living room, a kitchen, a bathroom and a 23.5 m² terrace.

In addition, the property has two underground garages/storage rooms measuring 57 m² and 53 m², offering over 100 m² of ancillary space and a wide range of potential uses.

Outside, the 1,500 m² plot features a generous 10 × 5-metre swimming pool, set in surroundings that lend themselves to a major project to transform and enhance the spaces.

320 m² of living space, 1,500 m² of land, a swimming pool and the centre of Saint-Tropez within walking distance: a combination that has become particularly rare on the Saint-Tropez property market.

A property well worth exploring for the quality of its location, its generous proportions and its remarkable potential for appreciation.

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FEATURES

Property type:	House	Area:	320.0 m²	Property tax:	€2.00
Number of rooms:	10 rooms	Number of bedrooms:	9 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

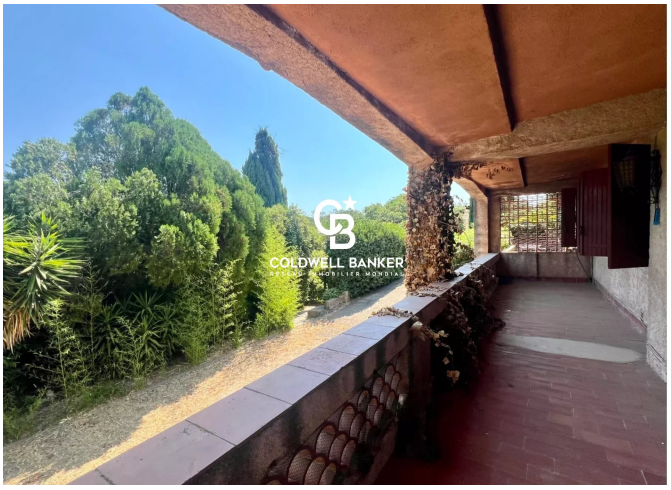
Energy performance diagnosis (EPD): E 264

Greenhouse gas emissions (GHG) index: B 10

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