COLDWELL BANKER
EUROPA REALTY

House La Londe-les-Maures 199 m²



SALE PRICE : 890 000 €

EMAIL : VIRGINIE.BERTRAND@COLDWELLBANKER.FR

26 Avenue du Général de Gaulle
France, 83320, Carqueiranne

PHONE : +33494624786
virginie.bertrand@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

“Nature and Light Collection”

Set amongst the lush green hills of Valcros, in one of the most sought-after areas of this private estate, this 1980s villa enjoys an exceptional and unspoilt natural setting, with beautiful views stretching from the Maures mountains to Le Coudon.

Peace, light and the spirit of the South:
Facing west towards the terrace and east towards the swimming pool, the property enjoys plenty of natural light throughout the day. The sun graces the early morning hours by the pool before giving way, in the evening, to sunsets on the covered terrace and around the pizza oven.
Completely private, in a peaceful and idyllic setting, surrounded by lush greenery...
With approximately 200 m² of living space, the villa offers spacious rooms spread over two levels. The ground floor comprises a spacious entrance hall, a living-dining room with high ceilings opening onto the swimming pool, a mezzanine, a kitchen opening onto a shaded terrace, as well as a master bedroom with a private terrace and en-suite shower room, and a guest toilet.
The lower level comprises four bedrooms, two of which have en-suite shower rooms, a games room with a pool table, a bathroom, a utility room and a separate toilet.
The property will require some modernisation work, offering the opportunity to fully reveal the charm of this house.

Spacious outdoor areas:
The plot, covering over 2,000 m², is one of this property’s real assets.
Surrounding the traditional 10 x 5 m swimming pool, tiled with mosaics and fitted with an electric cover, the shaded and landscaped areas offer lovely spots to relax, enhanced by a pretty traditional fountain that adds charm and a touch of freshness to the whole setting.
A boules court, two carports, a workshop and numerous cellars and storage areas complete the amenities.

A prime location:
6 km from the village and 9 km from the beaches and Miramar harbour, this villa enjoys an ideal location between Toulon and Saint-Tropez.
Toulon-Hyères Airport is a 25-minute drive away.
A bright and airy home, ready to welcome you.

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

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

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

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	199.0 m²	Number of rooms:	6 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 135

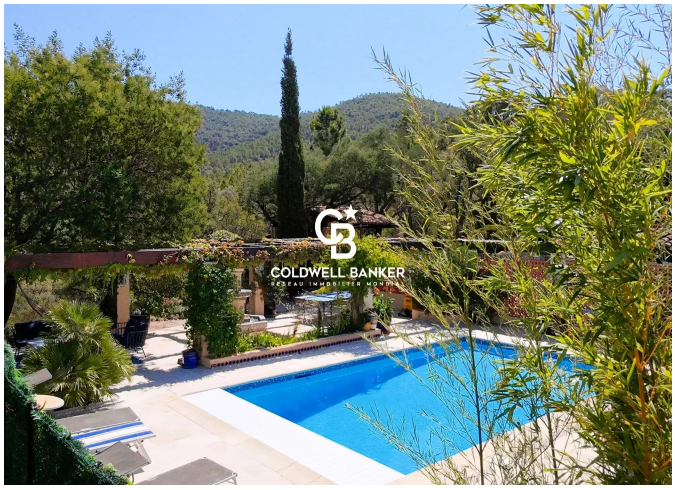
Greenhouse gas emissions (GHG) index: A 5

26 Avenue du Général de Gaulle
France, 83320, Carqueiranne

PHONE : +33494624786
virginie.bertrand@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













26 Avenue du Général de Gaulle
France, 83320, Carqueiranne

PHONE : +33494624786
virginie.bertrand@coldwellbanker.fr