COLDWELL BANKER
EUROPA REALTY

House La Londe-les-Maures 235 m²



SALE PRICE : 3 480 000 €

EMAIL : VIRGINIE.BERTRAND@COLDWELLBANKER.FR

EXCLUSIVITY

26 Avenue du Général de Gaulle
France, 83320, Carqueiranne

PHONE : +33494624786
virginie.bertrand@coldwellbanker.fr

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DESCRIPTION

“Private Entertaining Collection”

AN EXCEPTIONAL LIVING ENVIRONMENT:
Nestled in one of the most sought-after areas of La Londe-les-Maures, less than a five-minute walk from one of the town’s most beautiful beaches, this elegant property flourishes in a rare setting. Palm trees, umbrella pines and Mediterranean flora create a lush green setting that combines a lifestyle of leisure, privacy and security.

A PROVENCAL BASTIDE ENHANCED BY CONTEMPORARY ARCHITECTURE:
Completely redesigned by a renowned architect, this villa, offering approximately 235 m² of living space, retains the authentic spirit of Provençal bastides whilst infusing it with timeless modernity. Facing south, it offers a natural flow between indoors and outdoors.
On the ground floor, the living room opens onto a fitted kitchen and extends, via large sliding glass doors, onto spacious terraces covered by bioclimatic pergolas. A master suite with en-suite shower room and private WC, a utility room, a pantry, a guest WC and a wine cellar — ideal for storing fine foods and fine wines — complete this level.
Upstairs, six bright suites each have their own shower room and separate WC; one of them features a beautiful dressing room and a private terrace in a quiet setting.

OUTDOOR SPACES DESIGNED FOR ENTERTAINMENT:
The property truly comes into its own outdoors.
With its spacious shaded terraces, summer kitchen and pool area, it can accommodate up to fifty people in complete privacy, sheltered from prying eyes.
The centrepiece of the property, the 20m x 5m swimming pool — undoubtedly the largest in the area — is ideal for swimming and training. Saltwater treatment, heated water, an integrated and invisible roller cover, and a shower and toilet area: every detail has been carefully considered. Palm trees and strelitzias lend it a distinctly tropical atmosphere. A garage, carport and ample parking spaces ensure a stress-free welcome for all your guests.

A PROPERTY WITH STRONG INVESTMENT POTENTIAL:
Just 300 metres from the beach and surrounded by nature, this property is equally suited to multi-generational family living or the development of a high-end seasonal rental business. Holiday cottages, luxury guest rooms or short-term rentals: the opportunities are endless in such a sought-after location.

A PRIME LOCATION ON THE VAR COAST:
Less than 15 km from Toulon-Hyères Airport and 45 km from Saint-Tropez, the property combines excellent transport links, proximity to the beaches and a preserved quality of life. A rare find, in perfect condition, ready to welcome its future owners.

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 a mandatory brush-clearing requirement.

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

Aline PREVOT
Consultante Immobilier de Prestige
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:	235.0 m²	Property tax:	€4.00
Number of rooms:	8 rooms	Number of bedrooms:	7 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

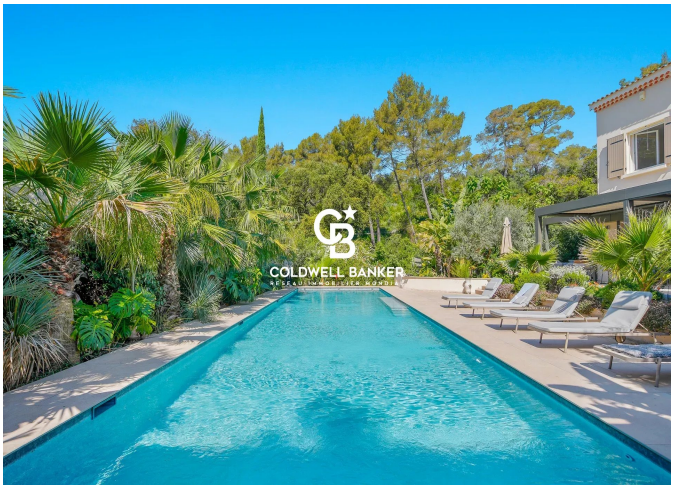
Energy performance diagnosis (EPD): C 103

Greenhouse gas emissions (GHG) index: C 14

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