COLDWELL BANKER
EUROPA REALTY

House Le Lavandou 254 m²



SALE PRICE : 3 950 000 €

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50 avenue Etienne Gola
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Mer

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DESCRIPTION

A breathtaking panorama, where the Mediterranean Sea flows into every living space...

Overlooking an endless blue horizon, this sumptuous villa of approximately 265 m², nestled in the heart of a landscaped garden of
1,215 m², offers a rare way of life, enhanced by a spectacular panoramic sea view visible from every floor.

The charm is immediate upon entering. A reception area with a walk-in wardrobe leads into a magnificent double living room with a fireplace, bathed in light thanks to its large windows overlooking the sea. The terrace naturally extends the reception areas towards the swimming pool and the pool house, in a setting where the sky and the Mediterranean seem to merge.
An elegant open-plan kitchen, subtly separated by a glass partition, completes this refined and welcoming ensemble.

This level also features two bedrooms with direct access to the terrace, each with its own en-suite shower room, as well as a utility room and a separate toilet.

Upstairs, the sea becomes the defining feature of every room. A study, two further bedrooms with en-suite bathrooms and an exceptional master suite make up this sleeping area. A true cocoon suspended overlooking the Mediterranean, the master suite features a private terrace, a walk-in wardrobe and an en-suite bathroom with large bay windows offering a breathtaking panorama.
An indoor jacuzzi overlooking the sea completes this retreat of absolute well-being.

The lower level, which is also accessible independently from the outside, houses a spacious double garage measuring
130 m², a gym, a wine cellar, a utility room and generous ancillary spaces.

Designed for optimal comfort, the property features a lift connecting the garage to the fully equipped pool house and the saltwater swimming pool.

Outside, the enclosed, meticulously landscaped garden provides a lush green setting that ensures privacy and tranquillity, whilst the terraces invite you to take in, at any moment, one of the most beautiful views imaginable: the Mediterranean stretching as far as the eye can see.

A unique property where elegance, comfort and exceptional views come together to offer a truly Mediterranean lifestyle.

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FEATURES

Property type:	House	Area:	254.02 m²	Elevator:	Oui
Property tax:	€5.00	Number of rooms:	7 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): B 104

Greenhouse gas emissions (GHG) index: A 3

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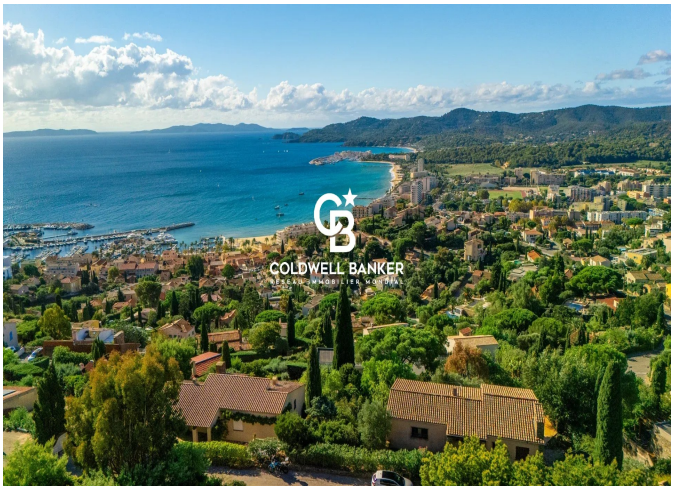



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