COLDWELL BANKER
EUROPA REALTY

House Les Arcs 300 m²



SALE PRICE : 1 790 000 €

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44 Avenue du Général Leclerc
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DESCRIPTION

Private 1.4-hectare estate • EPC Rating A • Official 5-Star Furnished Tourist Accommodation

Nestled in an unspoiled natural setting between Cannes and Saint-Tropez, this outstanding Provençal bastide 300m² perfectly combines the timeless charm of traditional architecture with the comfort and elegance of contemporary luxury living.

Meticulously renovated throughout using premium-quality materials and with exceptional attention to every detail, the property is presented in immaculate, turnkey condition, ready for its new owners to enjoy immediately.

Set within approximately 1.4 hectares (3.5 acres) of private grounds, the estate offers complete privacy, exceptional tranquillity, and an outstanding lifestyle surrounded by nature.

The land also benefits from an AOP designation permitting the cultivation of vineyards, adding both heritage value and unique development potential to this exceptional property.

Property Highlights
Outstanding energy performance (EPC Rating A), an exceptionally rare distinction for a character-filled Provençal bastide.
Official 5-Star Furnished Tourist Accommodation classification, reflecting the highest standards of quality and hospitality.
Complete renovation carried out to an exceptional standard with premium finishes throughout.
Generous living spaces filled with natural light, creating a warm and elegant atmosphere.
Beautifully landscaped private grounds offering discretion, serenity, and refined surroundings.
A Unique Provençal Lifestyle
Peaceful, unspoiled environment with no overlooking neighbours, ensuring complete privacy.
Convenient access to charming Provençal villages, major transport links, and the Mediterranean coastline.
Several independent apartments, ideal for luxury holiday rentals or accommodating family and guests.
Excellent potential for hosting exclusive private or corporate events.
Equestrian facilities with direct access to surrounding forests and riding trails.

More than simply a residence, this exceptional bastide offers a rare opportunity to experience Provence at its most authentic and refined—where heritage, nature, and the Provençal art of living come together in perfect harmony.

A truly rare address, designed for discerning buyers seeking exclusivity, elegance, and an exceptional lifestyle.

Viewing is highly recommended.

Vanessa SOARES - Williams AUREILLE
Prestige Real Estate consultant - Global Luxury Brand Spécialist

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FEATURES

Property type:	House	Area:	300.0 m²	Number of rooms:	9 rooms
Number of bedrooms:	6 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): A 61

Greenhouse gas emissions (GHG) index: A 1

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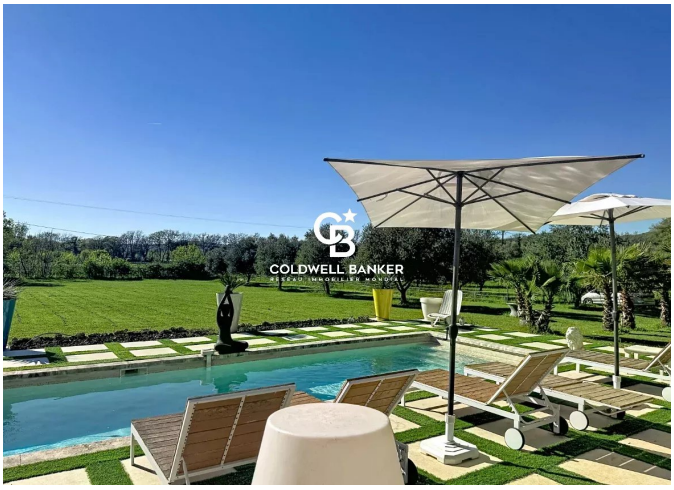









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