COLDWELL BANKER
EUROPA REALTY

House Ramatuelle 355 m²



SALE PRICE : 5 350 000 €

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DESCRIPTION

In the heart of the Gulf of Saint-Tropez, in Ramatuelle, this exceptional property enjoys an address that is both highly confidential and sought-after.

Nestled within a pristine natural sanctuary amidst the vineyards, it offers privileged access to the peninsula's iconic shores.

From the legendary Pampelonne beach and L'Escalet, via Tahiti, Les Salins, and the charming village of La Ponche, to the wild coastal paths of Cap Taillat

A former sheepfold meticulously re-imagined and renovated to the highest standards, this residence captivates with its generous, light-flooded spaces.

The timeless charm of Provençal architecture merges seamlessly with high-end contemporary amenities, meeting the most discerning expectations of an international clientele.

Renowned for its serene and intimate atmosphere, this prestigious estate also stands as a lasting legacy asset, combining the Mediterranean art of living with an exceptional investment in the heart of the Riviera.

Key Features & Potential

- Natural Estate: 13,000 sqm of landscaped grounds, embraced by the absolute calm of the surrounding nature.
- . Living Area: 355 sqm of generous, light-flooded volumes.
- . Extension Potential: Buildability reserve of approximately 150 sqm offering superb expansion possibilities.
- . Outdoor Living: Over 100 sqm of terraces and solarium, landscaped swimming pool & poolhouse | elegantly appointed pergolas.
- Parking: Double garage and 7 exterior parking spaces, ideal for accommodating an exceptional collection of vehicles.

- . Five Guest Suites including a Master suite with bathroom and dressing room | Each suite features a private bathroom or shower room, dressing area, and independent terrace. Refined spaces designed to welcome your guests in total privacy.

- . Fitness Area | Equipped gym | Wine cellar | Independent workshop

Layout & Prestige Finishes

- Exceptional Outlock: Large panoramic sliding glass doors opening onto elegant pergolas, a landscaped park,and superb views of the surrounding vineyards.

- Vast Reception Area | Majestic living and dining room enhanced by impressive high ceilings | Contemporary fireplace.
- Gourmet Kitchen: High-end, fully equipped kitchen.
- . A harmonious blend of raw farmhouse character (local stonework, antique beams, stone flagstones) and sleek,minimalist contemporary design.

A remarkable property in perfect harmony between authenticity and modernity.
A compound that bears the signature of the Saint-Tropez art de vivre, just moments from the legendary beaches of Pampelonne.

Welcome to one of the peninsula's best-kept secrets.

Memorandum / Private Viewing

Williams AUREILLE | Prestige Real Estate Consultant Global Luxury Brand Specialist, Coldwell Banker

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FEATURES

Property type:	House	Area:	355.0 m²	Number of rooms:	8 rooms
Number of bedrooms:	4 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 64

Greenhouse gas emissions (GHG) index: A 1

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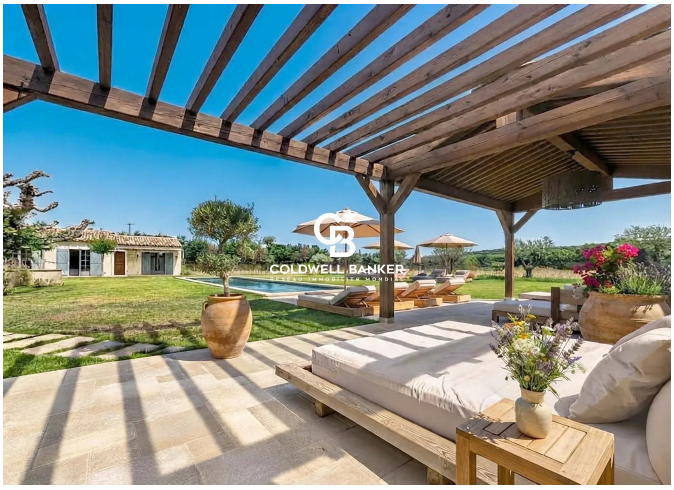







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