COLDWELL BANKER
EUROPA REALTY

House Ramatuelle 344 m²



SALE PRICE : 4 400 000 €

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Mer

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DESCRIPTION

Just a stone's throw from the authentic village of Ramatuelle and just five minutes from the iconic beaches of Pampelonne, this rare and refined Provencal farmhouse boasts over 350 m² of living space, set in two hectares of Mediterranean scrubland.
Entirely renovated with care, the property combines the charm of traditional architecture with the comfort of contemporary features, including an 80 m² cathedral living room, enhanced by a monumental fireplace, opening onto a fully-equipped professional kitchen, designed for moments of sharing and conviviality.
The residence offers eight en suite bedrooms, two of which have separate entrances, as well as a vast master suite with fireplace, private terrace and Burgundy stone floors. Each space has been designed to offer luxury, privacy and well-being.
The exterior invites you to relax, with a heated swimming pool lined with natural terracotta terraces, a pétanque court, a gym, a home cinema, a wine cellar, a double garage and plenty of parking.
A private path leads to a spectacular view over the Gulf of Saint-Tropez, the Southern Alps, the Bay of Cannes and the Lérins Islands
The setting is peaceful, surrounded by vineyards and nature, yet only ten minutes from Saint-Tropez and within easy reach of Gassin and La Croix Valmer.
A haven of peace for lovers of Provence, it also offers great rental potential on the Gulf of St Tropez.

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FEATURES

Property type:	House	Area:	344.94 m²	Property tax:	€5.00
Number of rooms:	12 rooms	Number of bedrooms:	8 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

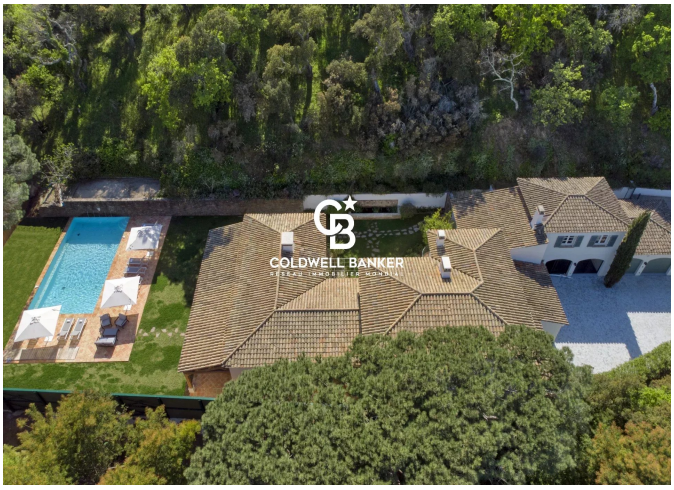
Energy performance diagnosis (EPD): C 151

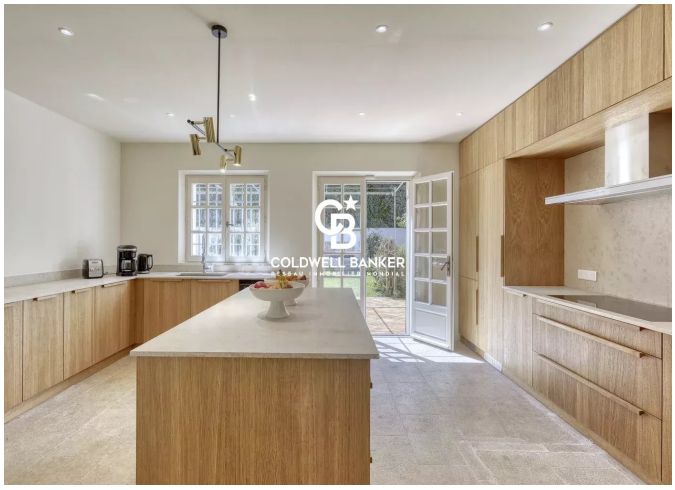
Greenhouse gas emissions (GHG) index: C 28

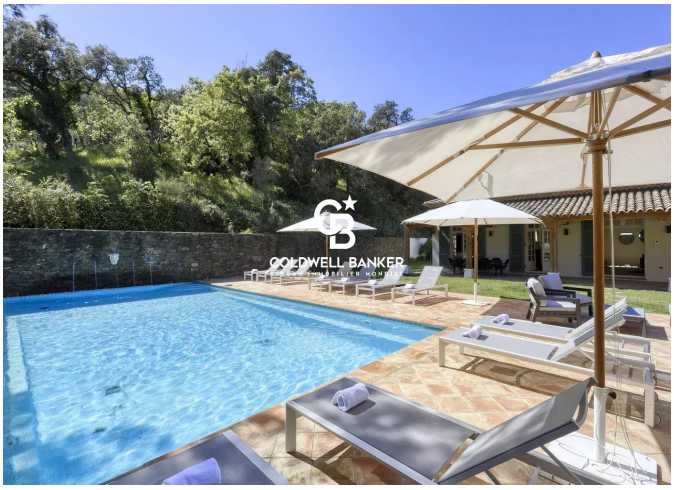
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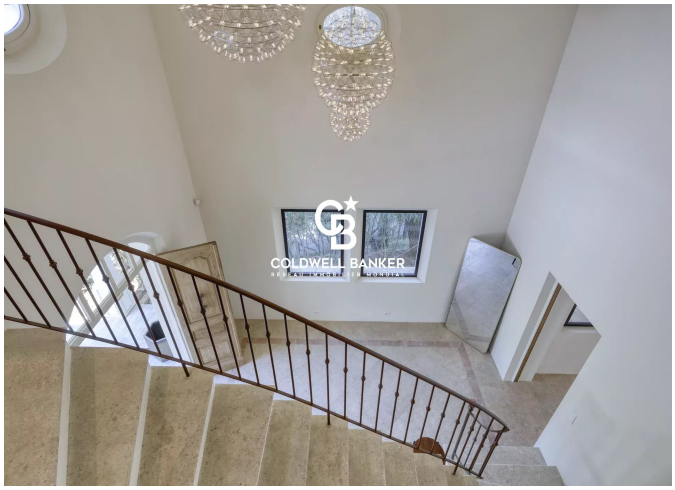












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