COLDWELL BANKER
EUROPA REALTY

House Saint-Tropez 125 m²



SALE PRICE : 5 990 000 €

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50 avenue Etienne Gola
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DESCRIPTION

Located in Saint-Tropez, in a peaceful and preserved residential setting, this elegant fully renovated villa enjoys a privileged location close to the beaches and village centre.

Facing due south and set on approximately 1,000 sqm of landscaped grounds, the property offers around 130 sqm of living space and provides an ideal setting in which to enjoy the Saint-Tropez lifestyle.

The bright living area combines a lounge with an open-plan kitchen fitted with Gaggenau appliances. Large openings extend the interiors naturally towards the terrace, landscaped garden and 12 x 3 metre swimming pool, creating a seamless connection between indoor and outdoor living.

Fully renovated using high-quality materials and finishes, the villa features Carrara marble, solid wood flooring, reversible air conditioning and an integrated sound system.

The ground floor comprises two bedrooms, each with its own shower room and WC, as well as a fully equipped laundry room and guest WC.

Upstairs, the principal suite enjoys its own private space with bathroom and WC, providing peace and privacy.

Outside, the beautifully landscaped garden offers several areas designed for relaxation and entertaining, including a pool house, pétanque court, terraces and swimming pool, all within a distinctly Mediterranean atmosphere.

A large garage completes the property. The creation of a fourth bedroom could also be considered, subject to the necessary planning permissions.

Sold fully furnished and equipped, this villa represents an attractive turnkey property in Saint-Tropez, ideal as a main residence or pied-à-terre, combining a high-quality renovation, south-facing exposure and close proximity to both the village and beaches.

For further information or to arrange a viewing, please contact us.

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FEATURES

Property type:	House	Area:	125.1 m²	Property tax:	€2.00
Number of rooms:	5 rooms	Number of bedrooms:	3 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 46

Greenhouse gas emissions (GHG) index: A 1

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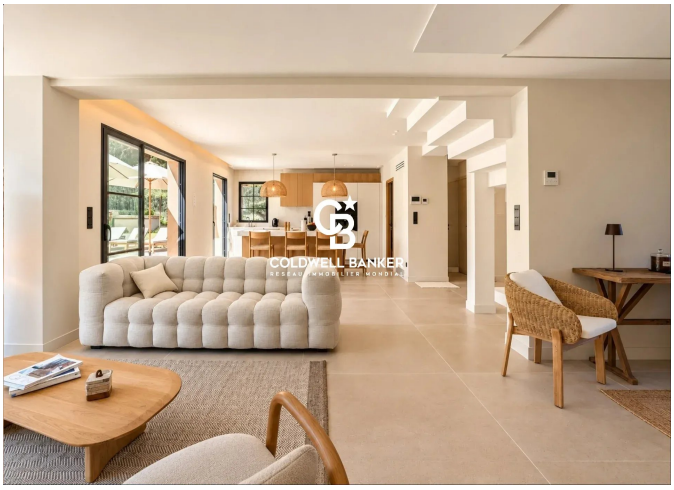



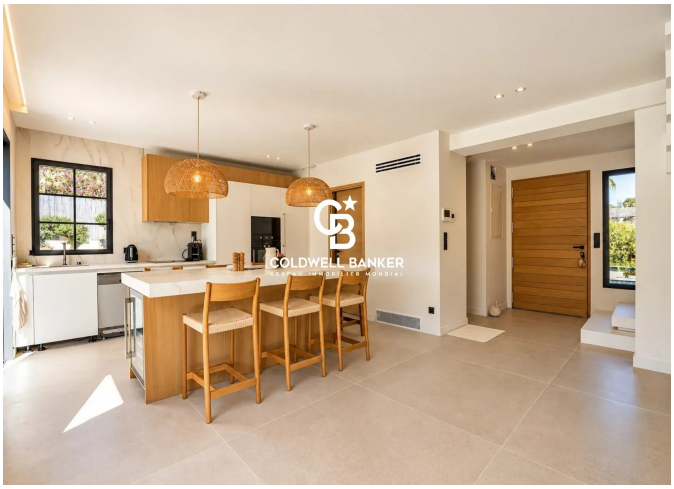





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