COLDWELL BANKER
EUROPA REALTY

House Toulon 185 m²




SALE PRICE : 1 490 000 €

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## DESCRIPTION

In Toulon. this exceptional 200 sq m villa. designed by Rudy Ricciotti at the dawn of his career. already embodies the principles that would come to define his architectural language: a 35-metre linear composition. pure lines. and a constant dialogue between the interior spaces and the surrounding landscape.

Arranged entirely on one level. the villa stretches elegantly along the horizon. A generous terrace extends across the entire façade. while the spectacular 22-metre lap pool mirrors the architecture in a perfectly balanced perspective. Fully glazed along its length. the property is flooded with natural light and opens onto breathtaking panoramic views over the Mediterranean.

The true heart of the home is an impressive 90 sqm living area. where the lounge. dining room and semi-open kitchen blend harmoniously into a generous. light-filled space designed for both relaxed family living and sophisticated entertaining.

The sleeping quarters comprise four bedrooms. Two enjoy their own en-suite bathroom or shower room. while the remaining two share a shower room. A separate study completes the layout and can easily be converted into a fifth guest bedroom if required.

Reflecting the minimalist purity of the architecture. a series of discreet built-in storage units lining the hallway cleverly conceal a laundry room. two separate guest WCs and a wine cellar. preserving the clean aesthetic of the interiors.

From its commanding position. the villa enjoys uninterrupted panoramic views over the Bay of Toulon. Throughout the day. the Mediterranean offers an ever-changing spectacle of light and colour. The eye naturally follows the coastline towards the Île des Embiez. while Mont Faron provides a dramatic backdrop to this exceptional setting.

Although just a few minutes from the centre of Toulon. the property enjoys a remarkably peaceful environment at the foot of Le Baou. where the authentic charm of Provence evokes the timeless atmosphere of Marcel Pagnol's landscapes.

A rare architectural residence combining iconic design. timeless elegance and an exceptional quality of life in one of the French Riviera's most privileged natural settings.

Virginie Bertrand-Bondil
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Registered with the Toulon Trade and Companies Register (RCS) under No. 977 802 644.

Professional Liability Insurance:
GAN Assurances – Policy No. 314959512000.

This property is located within an area subject to the French legal obligation for vegetation clearance (mandatory brush clearing) aimed at reducing wildfire risk.
Information regarding the natural. mining and technological risks to which this property is exposed is available on the official French government website: www.georisques.gouv.fr.

As part of our viewing procedure, you may be asked to provide proof of identity. No documents will be retained.

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 185.74 m² | Property tax: | €4.00 |
| Number of rooms: | 6 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

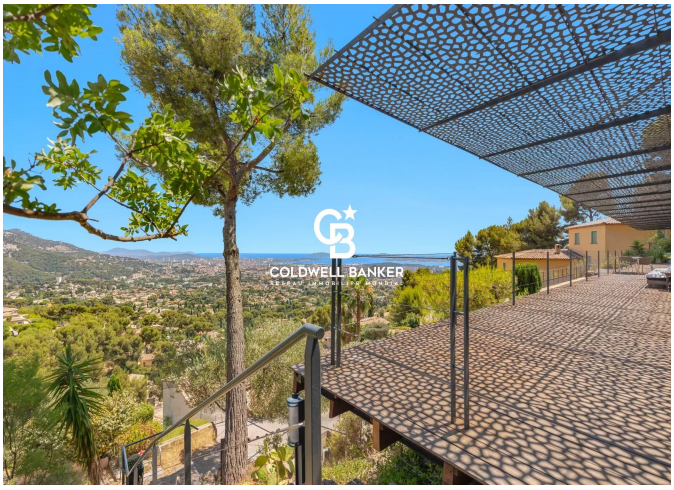
Energy performance diagnosis (EPD): C 121

Greenhouse gas emissions (GHG) index: A 4

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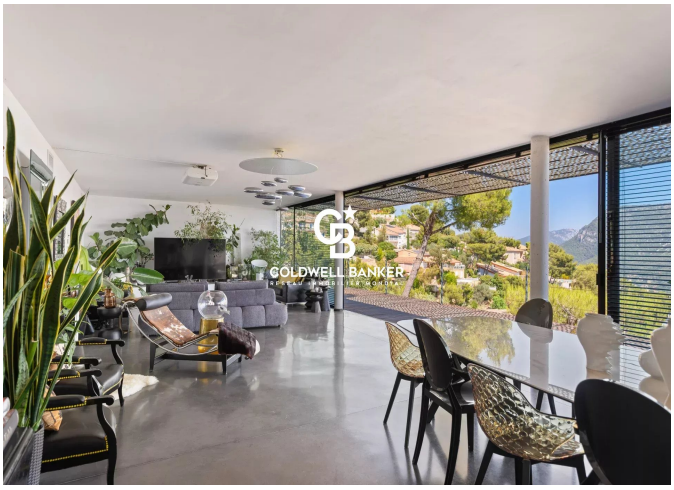
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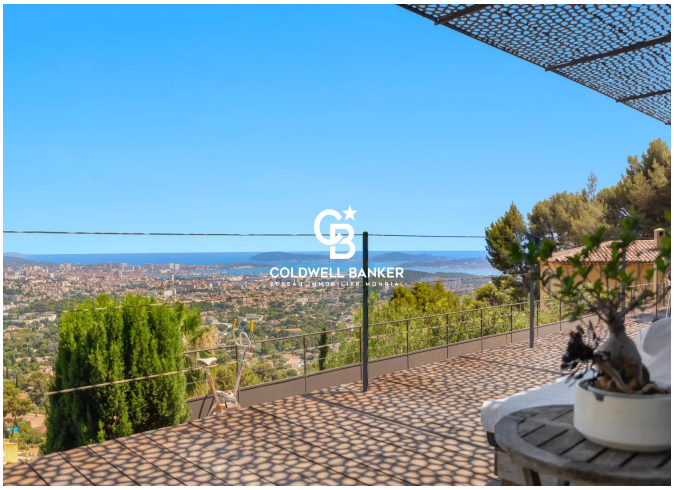
















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