

Maison Bormes-les-Mimosas 178 m²



PRIX DE VENTE : 1 265 000 €

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EXCLUSIVITÉ

DESCRIPTION

"A jewel of authenticity and tranquillity just a stone's throw from the sea

Nestling just a few hundred metres from La Favière beach and its shops, this property offers an idyllic setting in the heart of a lush 2,000 m² Mediterranean garden. It harmoniously blends old-world charm with modern comforts...

TWO INDEPENDENT HOUSES FOR A RARE AND CONFIDENTIAL ATMOSPHERE

The main house, built in the early 20th century, has been carefully renovated in a hacienda style while preserving its original character. On one level, it spans around 130 m² of living space:

- A superb south-facing patio leads to a welcoming entrance and a living room/kitchen with direct access to the terraces, garden and free-form swimming pool.
- The right wing houses a sumptuous master suite with bathroom and separate toilet, as well as a storeroom.
- The left wing offers two beautiful bedrooms, a study, a shower room and a guest toilet, providing an optimal, independent layout.

The annex house, discreetly tucked away at the back of the property behind lush vegetation, offers a further 50 m², with a living room/kitchen, spacious bedroom, shower room and private terrace. The ideal place to welcome family, friends or staff.

A SERENE LIFE IN A PRESERVED NATURAL SET

The garden, a veritable tableau vivant planted with palm, olive, cypress and bougainvillea trees, is an invitation to travel. At the heart of the setting: an 8 x 4 m concrete swimming pool, with its generous pool house, and vast sunny terraces. The song of the cicadas is the rhythm of your day.

EXCEPTIONAL AMENITIES, POTENTIAL AND LIVING ENVIRONMENT :

- Rare, peaceful location within walking distance of the beach and Port de la Favière
- View of nature and vineyards
- Free-form swimming pool with large pool house
- Double garage + off-street parking for around ten vehicles
- Mediterranean-style garden, not overlooked
- Two separate single-storey homes on a single plot
- Warm, peaceful atmosphere
- Possibility of extension and change of use.

AN IDEAL LIVING OR CITY AREA:

Located just 30 minutes from Toulon-Hyères airport and 45 minutes from Saint-Tropez, this property offers an authentic and practical lifestyle, whatever the season.

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

The property is located in an area where it is compulsory to clear undergrowth.

Aline Prévot

Prestige Property Consultant

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	178.0 m ²	Taxe foncière :	€3.00
NB de pièces :	6 rooms	NB de chambres :	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

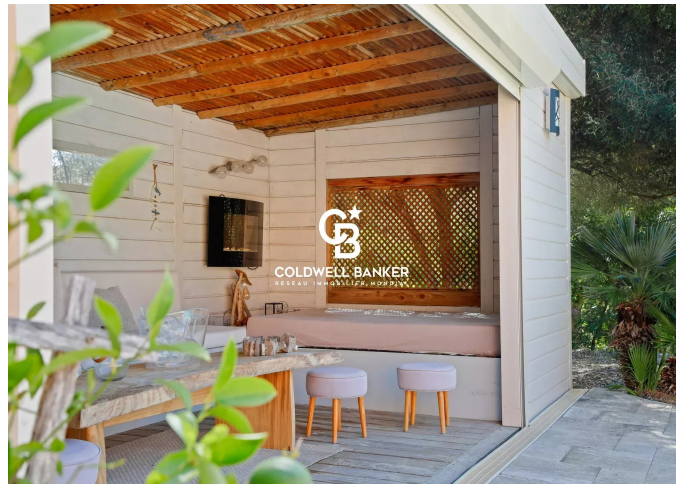
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 151

Indice d'émission de gaz à effet de serre (GES) : D 22



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