

Maison Bormes-les-Mimosas 239 m<sup>2</sup>

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PRIX DE VENTE : 1 275 000 €

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EMAIL : [STBARTH.AZUR@COLDWELLBANKER.FR](mailto:STBARTH.AZUR@COLDWELLBANKER.FR)

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[stbarth.azur@coldwellbanker.fr](mailto:stbarth.azur@coldwellbanker.fr)

## DESCRIPTION

Discover this authentic country house of approximately 230 m<sup>2</sup>, built in the purest traditional Provençal style, set within an exceptional 28,000 m<sup>2</sup> estate offering complete tranquillity, privacy and unobstructed views of the surrounding hills.

This property comprises three completely independent apartments, allowing you to welcome family and guests in absolute comfort or to consider a holiday rental business.

On the ground floor, the main farmhouse features a majestic living room of approximately 50 m<sup>2</sup>, enhanced by impressive high ceilings, massive exposed beams and a superb fireplace with an open hearth and insert. A spacious open-plan kitchen with a fireplace flows seamlessly into the living areas. This level also features two bedrooms and a bathroom. Upstairs, a large en-suite bedroom has its own bathroom and toilet, as well as an attic.

The second apartment, situated on the ground floor, offers a pleasant living room of approximately 25 m<sup>2</sup> with an adjoining kitchenette, two bedrooms—one of which has an en-suite shower room and washbasin—as well as a spacious shower room with a toilet. A private terrace allows you to fully enjoy a magnificent view of the surrounding countryside.

The third living area is situated in a charming detached pool house by the pool. It comprises a living room with an en-suite shower room, a fully equipped kitchen with a breakfast bar, and a superb covered terrace with a barbecue. Upstairs, a large bedroom enjoys stunning views over the pool.

All accommodation is fitted with heating and air conditioning, ensuring optimal comfort all year round.

Outside, the estate embodies the true Mediterranean lifestyle with a magnificent 10 x 5-metre swimming pool, perfectly integrated into an enclosed garden featuring Mediterranean plants and spacious relaxation areas. A large covered terrace with a bar and barbecue completes this welcoming space, complemented by an outdoor shower.

Finally, the real highlight of this property is its private tennis court, situated in an elevated position and offering spectacular views over the estate's unspoilt natural surroundings.

This authentic country house offers excellent potential for enhancement through renovation work that will fully reveal all the charm and unique character of this rare property.

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## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	239.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	9 rooms	NB de chambres :	6 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

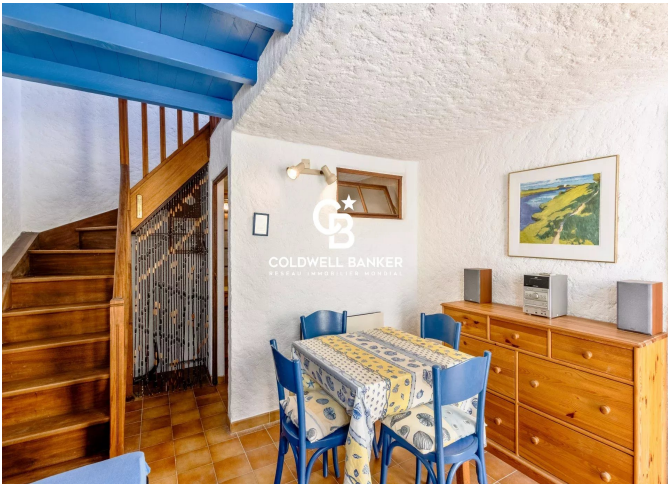
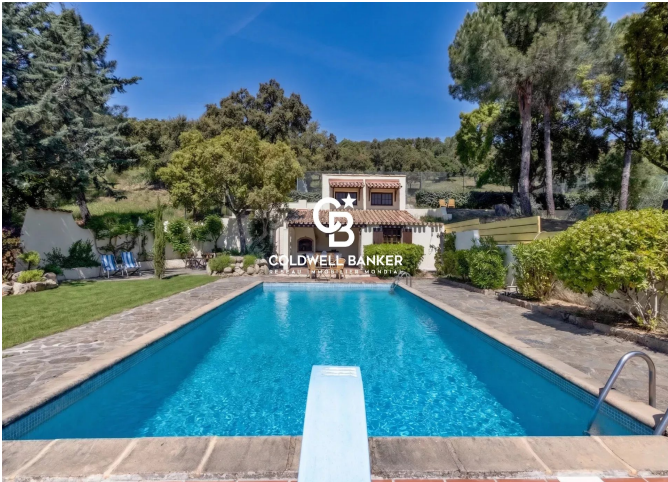
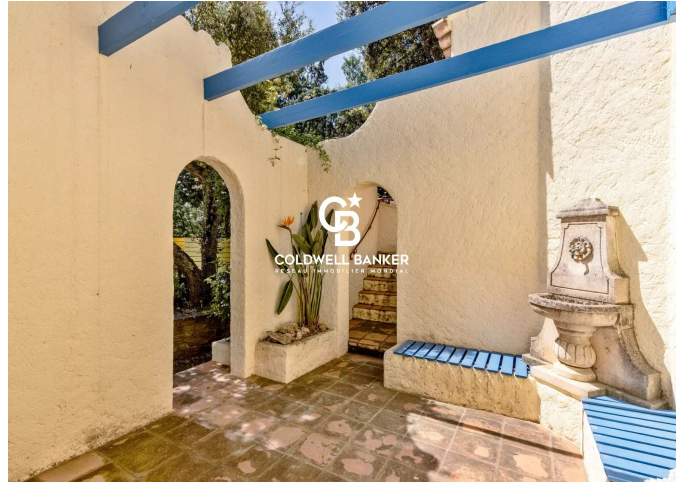
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[stbarth.azur@coldwellbanker.fr](mailto:stbarth.azur@coldwellbanker.fr)



**COLDWELL BANKER**  
**EUROPA REALTY**



50 Avenue Etienne Gola  
France, 83820, Rayol-Canadel-sur-

Mer



[stbarth.azur@coldwellbanker.fr](mailto:stbarth.azur@coldwellbanker.fr)