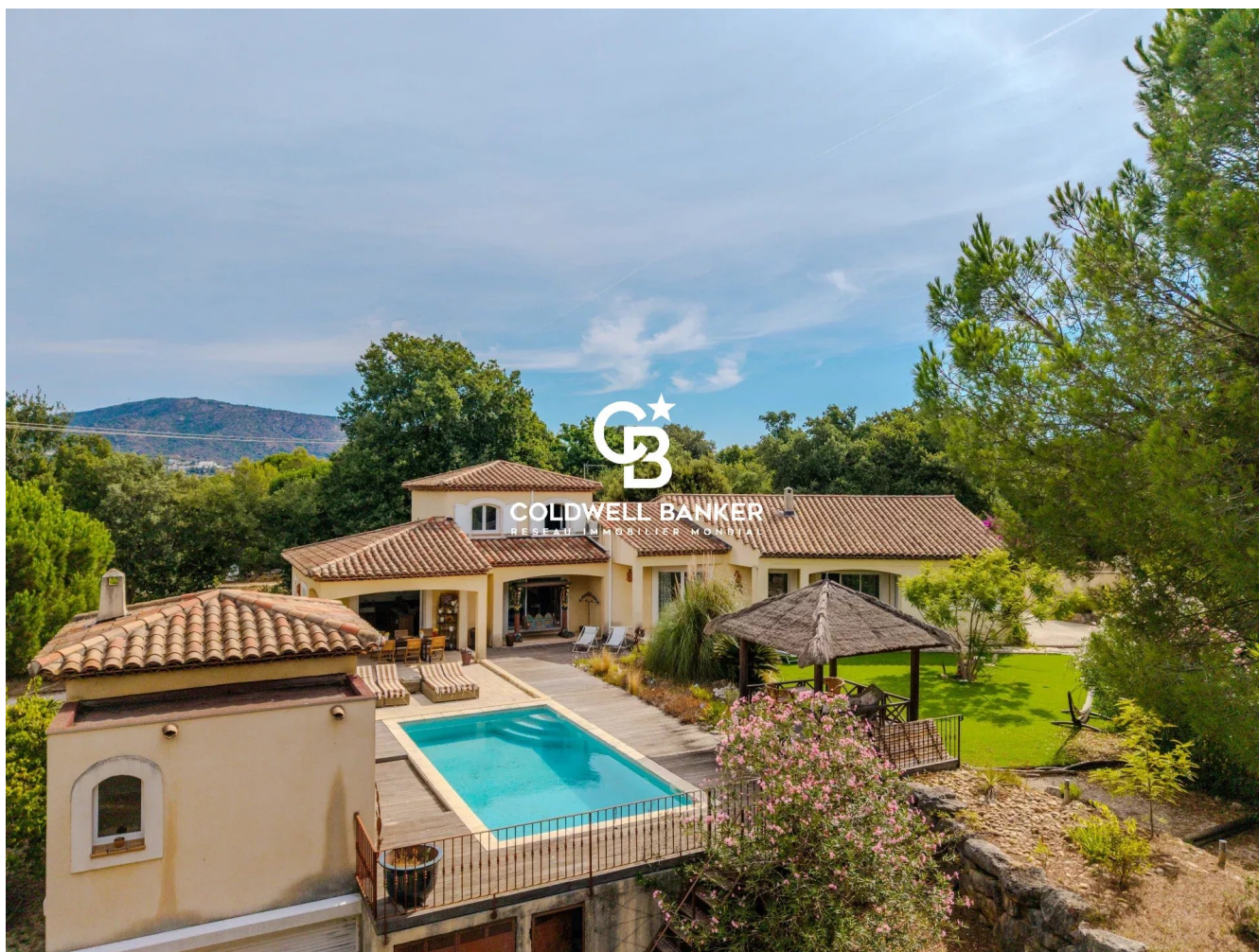


Maison Bormes-les-Mimosas 323 m<sup>2</sup>

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PRIX DE VENTE : 1 650 000 €

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Mer



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## DESCRIPTION

Set in the heart of a 4,000 m<sup>2</sup> landscaped park, this Provençal-inspired property, built in the 2000s, offers 324 m<sup>2</sup> of living space enhanced by noble materials and high-end finishes.

The main living area of 115 m<sup>2</sup>, bathed in light, combines a living room, dining room, fitted open-plan kitchen and lounge with fireplace, all opening onto large terraces and a swimming pool. Two bedrooms with dressing rooms, a bathroom and separate toilets complete this level.

Upstairs, an elegant master suite with shower room is accompanied by an adjoining office. The garden level offers two independent suites, a games room, an office, a cinema room, a laundry room and a 129 m<sup>2</sup> basement garage. The exteriors embody a rare art of living: a pool house tiled by the artist Hilton MCCONICO, terraces in Israeli stone, a wooden frame from Savoie (Auriant) and custom-made ironwork.

Two tiled and electrified annexes, totalling nearly 100 m<sup>2</sup>, are ready to be converted into living space.

Efficient heating, air conditioning and compliant septic tank. A confidential property combining harmony, comfort and distinction.

Mer



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## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	323.46 m <sup>2</sup>	Taxe foncière :	€4.00
NB de pièces :	8 rooms	NB de chambres :	5 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

Diagnostic de performance énergétique (DPE) : C 121

Indice d'émission de gaz à effet de serre (GES) : C 14

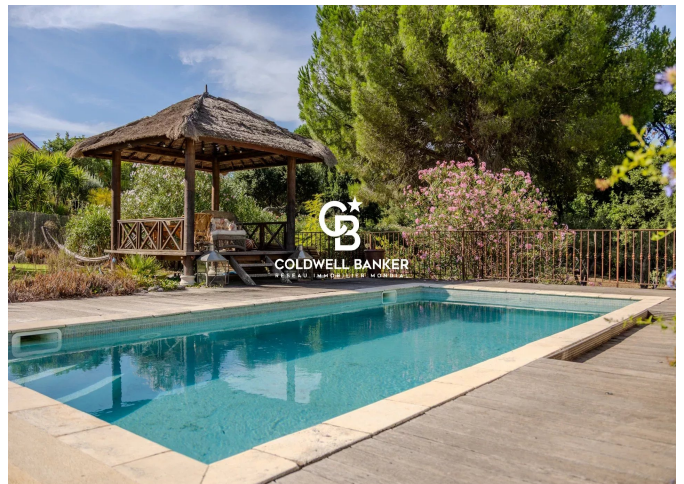
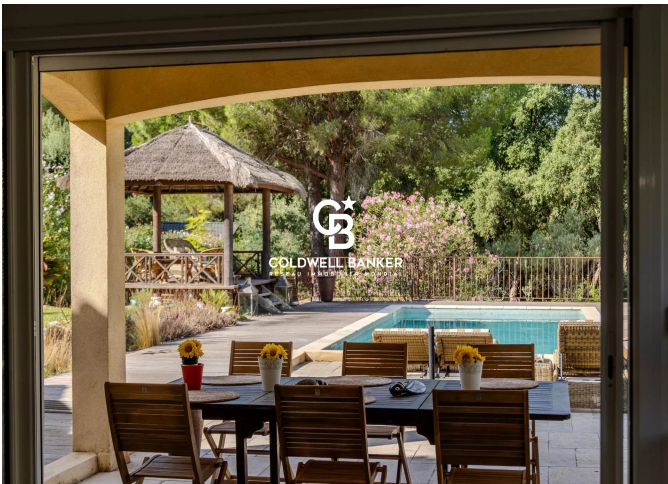
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