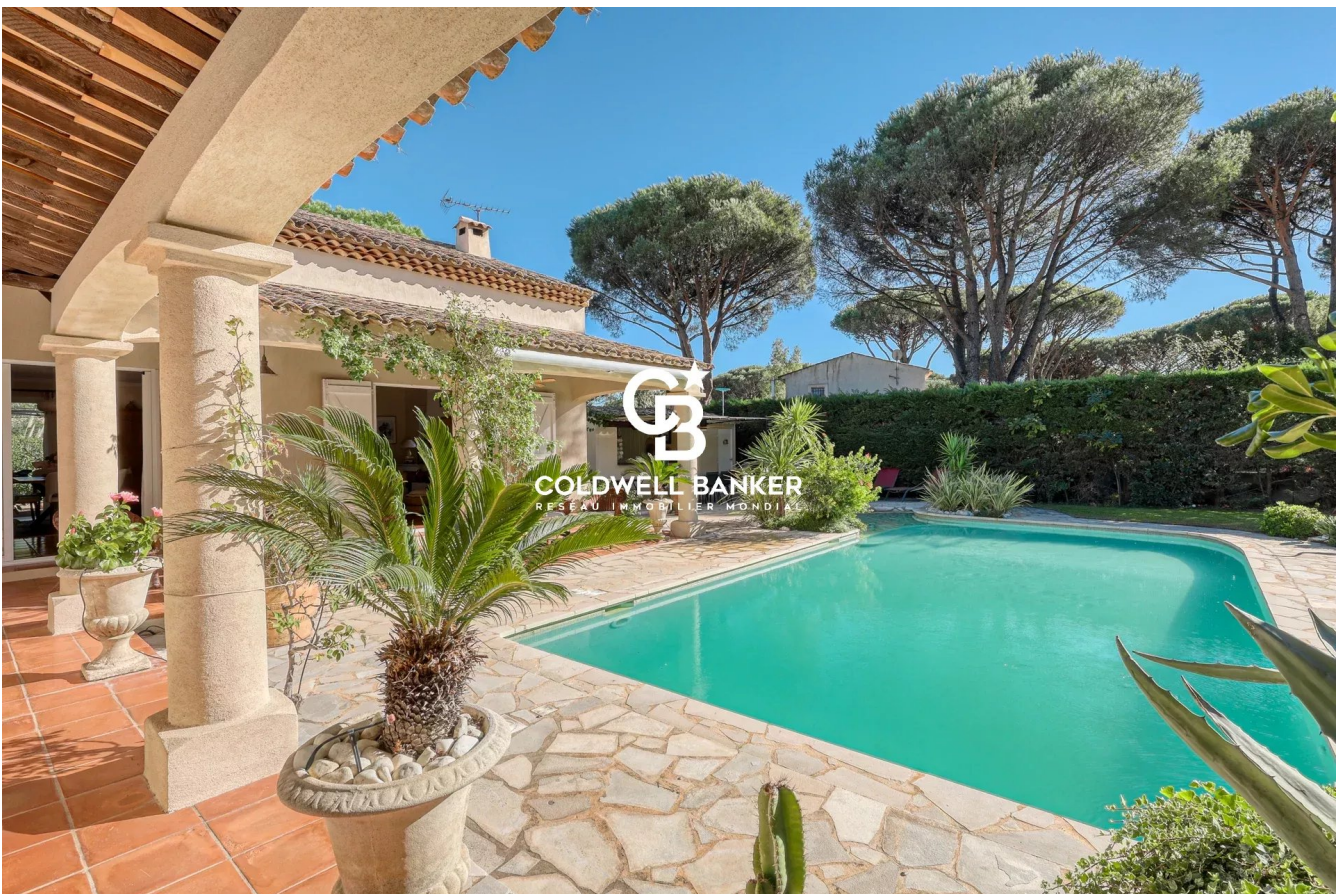


Maison Cogolin 245 m²



PRIX DE VENTE : 2 120 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

DESCRIPTION

Located in a peaceful setting on the Gulf of Saint-Tropez, this superb villa stands on 2,250 m² of landscaped grounds and comprises two houses combining Provençal authenticity with contemporary comfort, perfect for welcoming family and friends while preserving everyone's privacy. The main house, measuring approximately

168 m², built in a traditional Provençal style and facing south, charms with its refined architecture, generous volumes and warm atmosphere.

It opens onto an entrance hall leading to a vast cathedral-style living room with an insert fireplace, as well as a separate fitted kitchen opening onto a convivial terrace with its summer kitchen.

The ground floor also includes two bedrooms, a shower room, a separate WC and a master suite with dressing room, shower room and private WC. Upstairs, a beautiful mezzanine opening onto the living room and a bedroom with shower room and WC complete this harmonious ensemble. Outside, a swimming pool with beach access surrounded by terraces invites you to relax under the Mediterranean sun.

Recently built, this holiday home of approximately 76 m² offers contemporary style and modern amenities.

The ground floor features a bright living room with an open-plan fitted kitchen, a separate toilet and a beautiful oak staircase. Upstairs, two bedrooms and a shower room with WC create a comfortable space, ideal for entertaining or enjoying seasonal rental income.

A rare property on the market, combining charm, comfort and functionality, 15 minutes from the beaches and iconic villages of the Gulf of Saint-Tropez.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	245.0 m ²	Taxe foncière :	€2.00
NB de pièces :	10 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

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 192

Indice d'émission de gaz à effet de serre (GES) : B 6



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