

Maison Cogolin 280 m²



PRIX DE VENTE : 2 500 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

DESCRIPTION

In the heart of the Gulf of Saint-Tropez, this charming property covers nearly 2.5 hectares of unspoilt nature. A rare address, combining absolute tranquillity, authenticity and Provençal art de vivre, just 30 minutes from Saint-Tropez and 10 minutes from Grimaud. The main house, approximately 150 m², in need of renovation, charms with its generous volumes and beautiful light. It offers an entrance hall with storage space, a large living room with fireplace opening onto a terrace overlooking the countryside, a functional kitchen, three large bedrooms, a bathroom, a shower room, a laundry room and a garage. A second independent dwelling of approximately 130 m² harmoniously completes the property. Designed for entertaining, it offers a light-filled living room with open kitchen, three comfortable bedrooms, a bathroom and a garage. An ideal space for welcoming family and friends, or for considering a rental activity in complete privacy. The carefully landscaped grounds, planted with Mediterranean species, invite you to relax and contemplate. Horse riding enthusiasts will appreciate the two existing stables (16 m² and 36 m²), which are perfectly suited for keeping horses. The environment is also ideal for agricultural or leisure projects, depending on your preferences. Located in a peaceful setting without being isolated, the property offers a precious balance between serenity and proximity to amenities. A unique place for lovers of space and nature, ideal for outdoor living, as a main residence, country house or hospitality project...

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	280.0 m ²	Taxe foncière :	€4.00
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

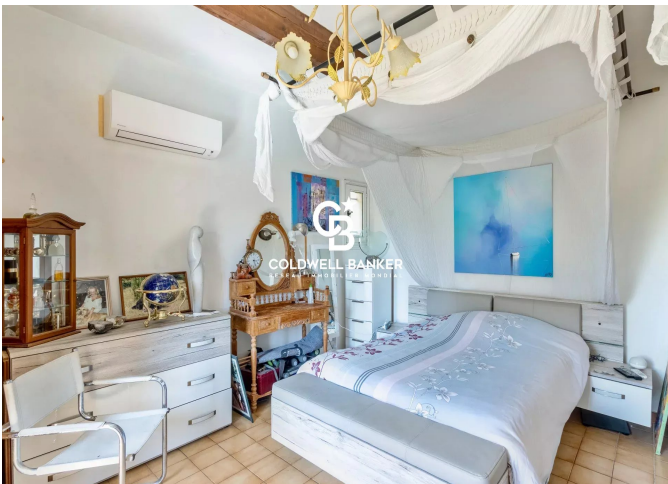
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 157

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



COLDWELL BANKER
EUROPA REALTY



50 Avenue Etienne Gola
France, 97133, Saint-Barthélemy



TÉL : +33659655459
stbarth.azur@coldwellbanker.fr