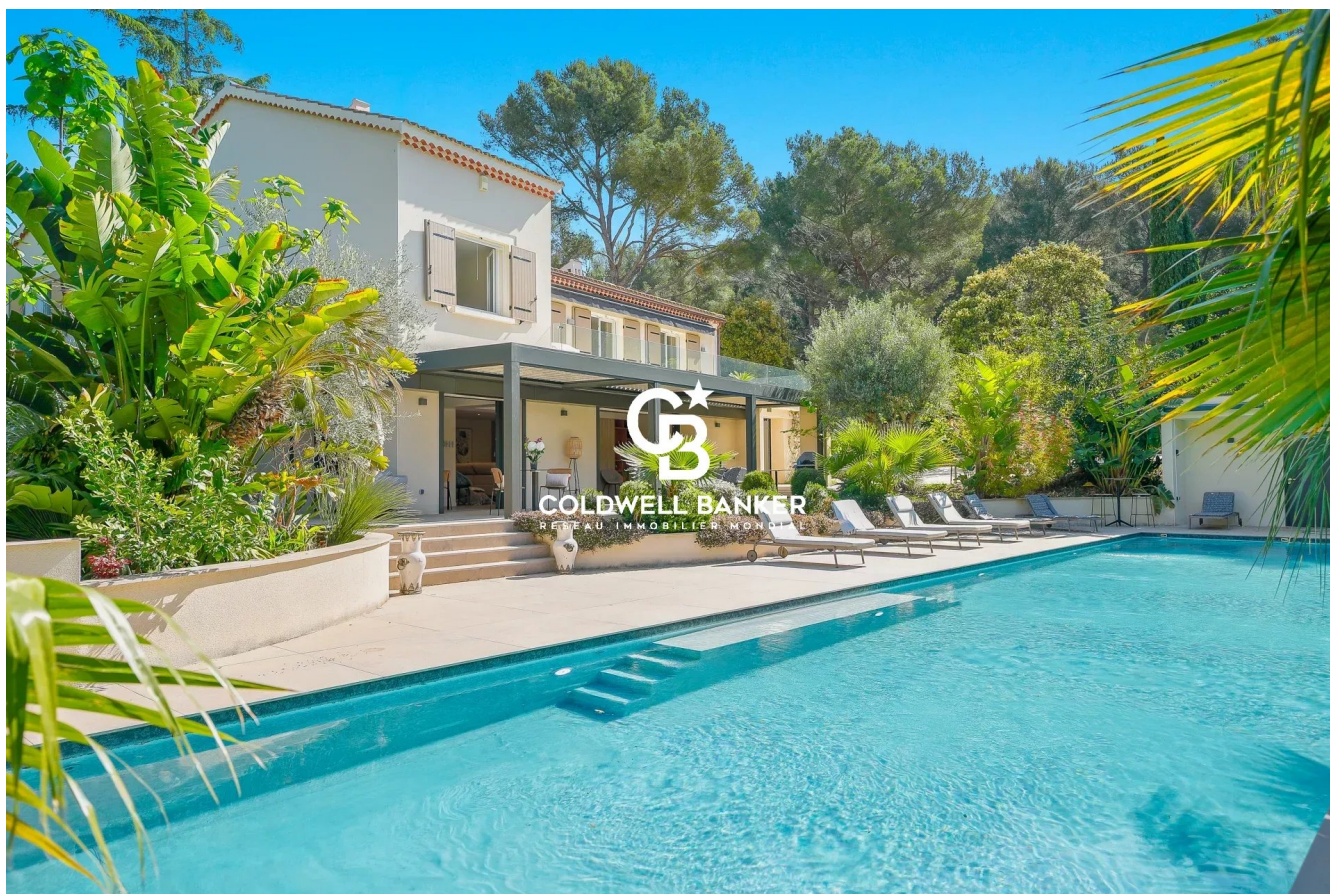


Maison La Londe-les-Maures 235 m²



PRIX DE VENTE : 3 480 000 €

EMAIL : VIRGINIE.BERTRAND@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

AN EXCEPTIONAL LIVING ENVIRONMENT:

Nestled in one of the most sought-after areas of La Londe-les-Maures, less than a five-minute walk from one of the town's most beautiful beaches, this elegant property flourishes in a rare setting. Palm trees, umbrella pines and Mediterranean flora create a lush green setting that combines a lifestyle of leisure, privacy and security.

A PROVENÇAL BASTIDE ENHANCED BY CONTEMPORARY ARCHITECTURE:

Completely redesigned by a renowned architect, this villa, offering approximately 235 m² of living space, retains the authentic spirit of Provençal bastides whilst infusing it with timeless modernity. Facing south, it offers a natural flow between indoors and outdoors.

On the ground floor, the living room opens onto a fitted kitchen and extends, via large sliding glass doors, onto spacious terraces covered by bioclimatic pergolas. A master suite with en-suite shower room and private WC, a utility room, a pantry, a guest WC and a wine cellar — ideal for storing fine foods and fine wines — complete this level.

Upstairs, six bright suites each have their own shower room and separate WC; one of them features a beautiful dressing room and a private terrace in a quiet setting.

OUTDOOR SPACES DESIGNED FOR ENTERTAINMENT:

The property truly comes into its own outdoors.

With its spacious shaded terraces, summer kitchen and pool area, it can accommodate up to fifty people in complete privacy, sheltered from prying eyes.

The centrepiece of the property, the 20m x 5m swimming pool — undoubtedly the largest in the area — is ideal for swimming and training. Saltwater treatment, heated water, an integrated and invisible roller cover, and a shower and toilet area: every detail has been carefully considered. Palm trees and strelitzias lend it a distinctly tropical atmosphere. A garage, carport and ample parking spaces ensure a stress-free welcome for all your guests.

A PROPERTY WITH STRONG INVESTMENT POTENTIAL:

Just 300 metres from the beach and surrounded by nature, this property is equally suited to multi-generational family living or the development of a high-end seasonal rental business. Holiday cottages, luxury guest rooms or short-term rentals: the opportunities are endless in such a sought-after location.

A PRIME LOCATION ON THE VAR COAST:

Less than 15 km from Toulon-Hyères Airport and 45 km from Saint-Tropez, the property combines excellent transport links, proximity to the beaches and a preserved quality of life. A rare find, in perfect condition, ready to welcome its future owners.

Information on the risks to which this property is exposed is available on the Géorisques website:

www.géorisques.gouv.fr

The property is located at 20 Avenue du Général de Gaulle, France, 83820, Carqueiranne



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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	235.0 m ²	Taxe foncière :	€4.00
NB de pièces :	8 rooms	NB de chambres :	7 bedrooms		

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

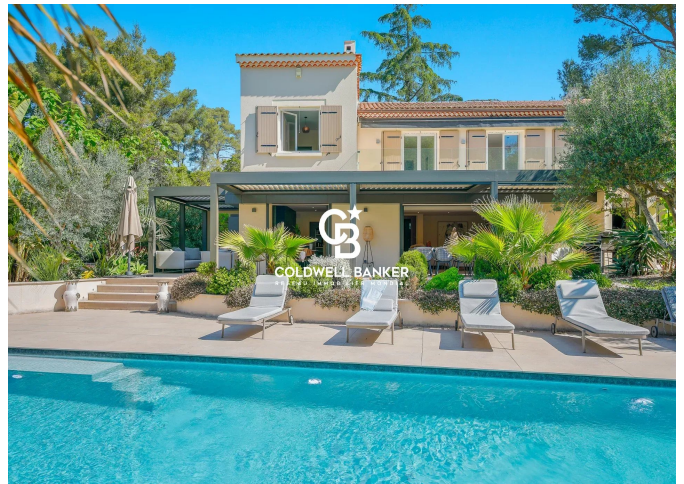
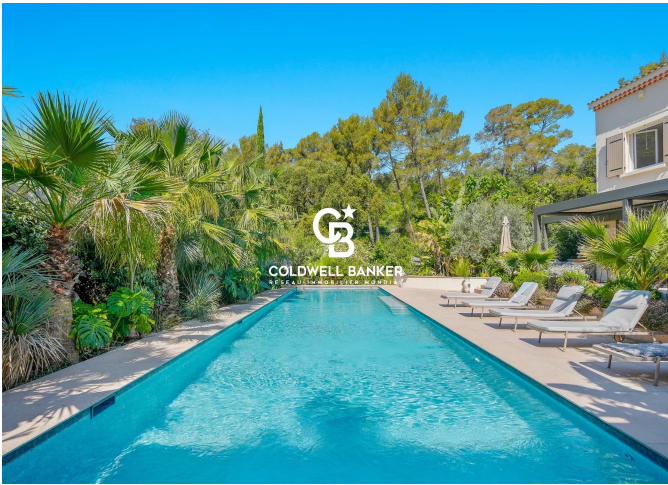
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 103

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



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