



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

Maison La Motte 247 m<sup>2</sup>

---



**PRIX DE VENTE : 2 400 000 €**

---

**EMAIL : ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR**

**EXCLUSIVITÉ**

---

44 Avenue du Général Leclerc  
France, 83700, Saint-Raphaël



**TÉL : +33494193440**  
**esterelrealty.saintraphael@coldwellb**





## DESCRIPTION

Exclusive Listing: Nestled in the heart of the hinterland, where Provence reveals its most untamed and majestic beauty, stands an exceptional estate — a true sovereign asset. Born in 2015, this private domain transcends the traditional concept of a residence to offer a self-sufficient, discreet, and forward-looking living environment.

A remarkable address where the spirit of Malibu meets the serenity of the Var, showcasing technological mastery in which transparency shapes, refines, and elevates the space to a level of organic perfection.

### Architecture of Transparency

A genuine ecosystem spanning 247 m<sup>2</sup>, this villa offers a masterful reinterpretation of the “West Coast” style. Set in a commanding position, it achieves a perfect symbiosis between interior comfort and omnipresent nature.

This continuous dialogue is expressed through pure lines and noble materials that emphasize the building’s horizontal design. From the entrance, the tone is set — a bold, graphic aesthetic anchors the layout in absolute modernity. The vast living and dining areas, warmed by a fireplace, adjoin a strikingly contrasted library space. The contemporary kitchen, a true focal point featuring a wine cellar, extends outward to a gourmet outdoor area equipped with a barbecue and a pizza oven.

### Mineral and Botanical Quintessence

The property celebrates the harmonious union between architecture and its surroundings. The warmth of the dry-stone façades complements the large-format porcelain stoneware floors and sleek designer joinery.

At the heart of the residence lies a strong architectural statement: the Palm Patio. This 50 m<sup>2</sup> winter garden acts as a natural light well, orchestrating a fluid and transparent circulation between volumes. Mirrored partitions capture and multiply the luminosity, enhancing the sensation of open space.

Through majestic bay windows, the boundaries between indoors and the 3,000 m<sup>2</sup> of landscaped gardens dissolve. Flexibility is provided by four suites, including a 45 m<sup>2</sup> master suite with double dressing rooms and a bathroom, offering the utmost privacy in daily living.

### Sovereignty and Private Belvedere

Beyond aesthetics, the domain stands as a cutting-edge infrastructure. Its latest-generation photovoltaic installation ensures complete operational autonomy. Complementing this are a vast 120 m<sup>2</sup> garage and five parking spaces, offering exceptional hosting capacity.

The ultimate signature feature is the relaxation area: a 100 m<sup>2</sup> solarium where a pool with an immersed cover seems to flow seamlessly into the horizon. The landscaped park, a masterpiece of design, combines rock gardens, an olive grove, and exotic species. An elevator connects the main level to the park, which houses a 70 m<sup>2</sup> independent guest apartment and a grand summer kitchen.

A confidential address where light becomes a material and space embodies boundless freedom. A property that stands as a manifesto of prestige — destined for those who value the ultimate luxury of discretion.

Brochure available on request.

Vanessa SOARES – Williams AUREILLE

Prestige Real Estate Consultant – Global Luxury Brand Specialist

Esterel Realty Coldwell Banker – Coldwell Banker Europe

+33 (0) 6 72 85 21 09 · +33 (0) 6 82 82 25 39

[vanessa.soares@coldwellbanker.fr](mailto:vanessa.soares@coldwellbanker.fr)

[williams.aureille@coldwellbanker.fr](mailto:williams.aureille@coldwellbanker.fr)



## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	247.0 m <sup>2</sup>	Ascenseur :	Oui
NB de pièces :	8 rooms	NB de chambres :	4 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) : B 73

Indice d'émission de gaz à effet de serre (GES) : A 2





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



44 Avenue du Général Leclerc  
France, 83700, Saint-Raphaël



TÉL : +33494193440  
[esterealty.saintraphael@coldwellb](mailto:esterealty.saintraphael@coldwellb)

