

Maison Le Lavandou 246 m<sup>2</sup>

---



PRIX DE VENTE : 1 650 000 €

---

EMAIL : [STBARTH.AZUR@COLDWELLBANKER.FR](mailto:STBARTH.AZUR@COLDWELLBANKER.FR)

Mer



[stbarth.azur@coldwellbanker.fr](mailto:stbarth.azur@coldwellbanker.fr)



## DESCRIPTION

Perched in the heart of a preserved natural environment, this villa of approximately 250 m<sup>2</sup> extends over a plot of more than 3 hectares, offering breathtaking sea views and a living environment of rare serenity. Nestled in lush greenery near Saint-Clair beach, the property charms with its unique character and intimate atmosphere, ideal for nature lovers seeking authenticity and tranquillity.

Built on two levels, the villa offers a spacious, light-filled living room, an elegant dining room and a fully equipped kitchen on the ground floor. Two master suites with en-suite bathrooms ensure comfort and privacy, complemented by a separate studio ideal for accommodating family, guests or staff. Upstairs, a second living room and a convivial kitchen invite you to share special moments facing the sea. The sleeping area comprises three additional bedrooms and two bathrooms, offering a harmonious and functional layout.

Outside, the lush garden enhances the property and reveals a rare and spectacular feature: a natural waterfall within the grounds, bringing freshness, poetry and a truly unique atmosphere. Several terraces allow you to enjoy the Mediterranean sun and exceptional views in complete privacy. Renovation work will enhance the property and fully express its exceptional character, in perfect harmony with current contemporary standards.

A true haven of peace, this unique property enjoys a privileged location, close to beaches and amenities, and embodies an exclusive lifestyle in one of the most sought-after areas of Saint-Clair...

Mer



[stbarth.azur@coldwellbanker.fr](mailto:stbarth.azur@coldwellbanker.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	246.0 m <sup>2</sup>	Taxe foncière :	€5.00
NB de pièces :	8 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](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

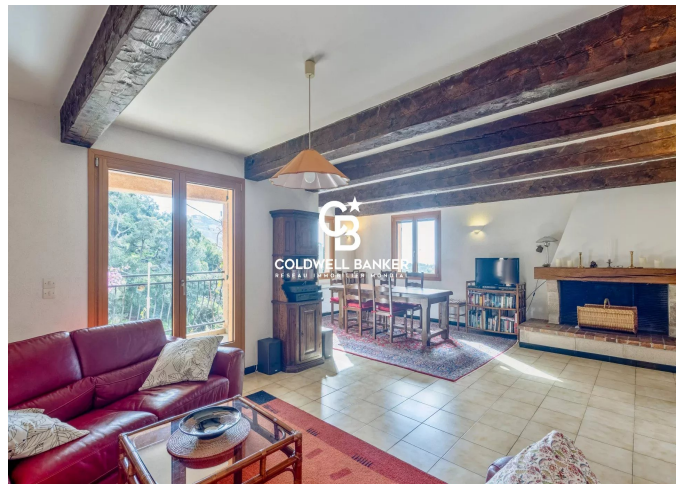
Diagnostic de performance énergétique (DPE) : D 220

Indice d'émission de gaz à effet de serre (GES) : B 9

Mer



[stbarth.azur@coldwellbanker.fr](mailto:stbarth.azur@coldwellbanker.fr)



Mer



[stbarth.azur@coldwellbanker.fr](mailto:stbarth.azur@coldwellbanker.fr)