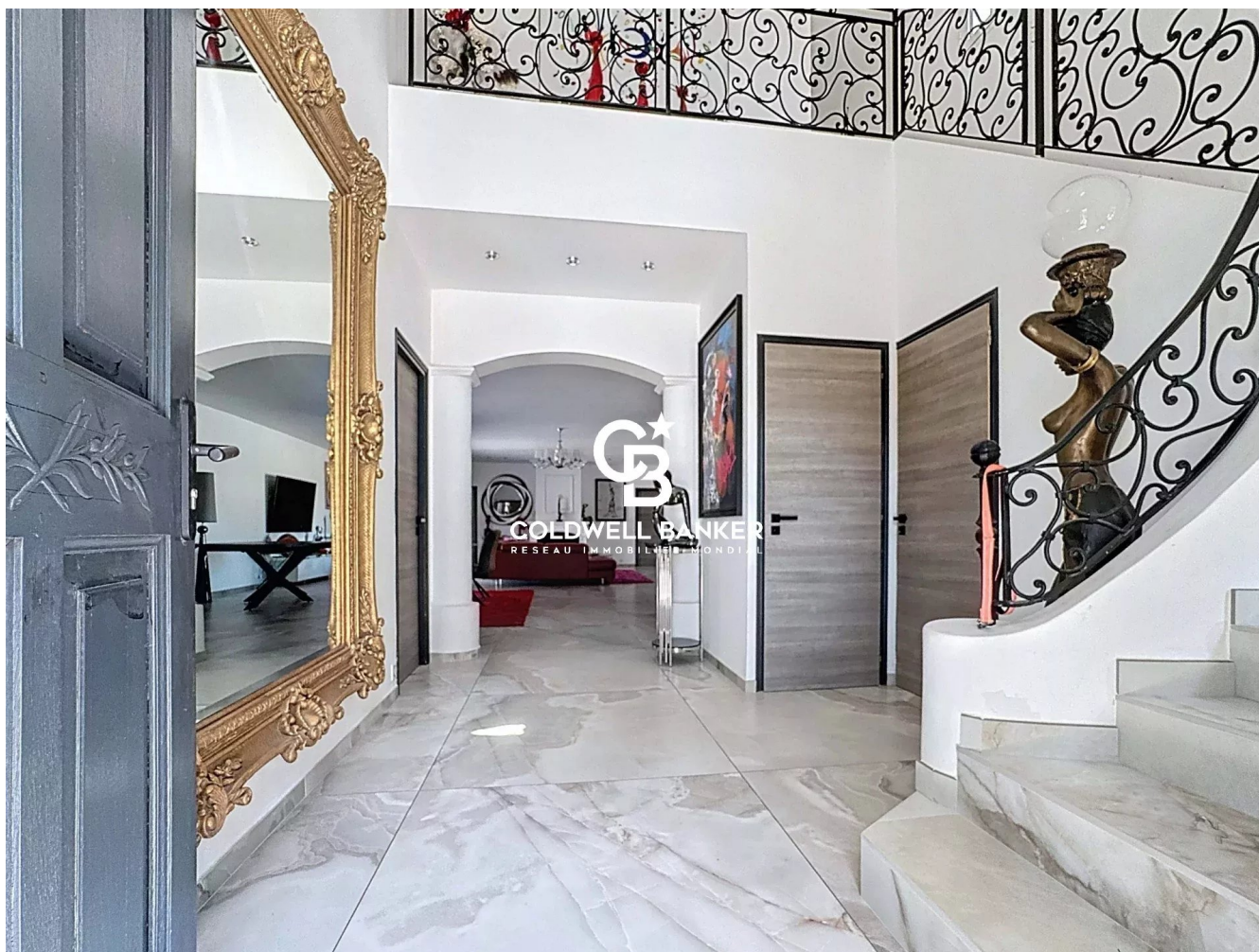


Maison Puget-sur-Argens 245 m<sup>2</sup>

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PRIX DE VENTE : 1 341 000 €

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EMAIL : [ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR](mailto:ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR)





## DESCRIPTION

Exceptional Property in a Gated, Green Estate – Just 20 Minutes from the Beach, 10 Minutes from Amenities

Set in one of the area's most sought-after neighborhoods, this villa—built in 2008 and positioned on elevated ground—offers the perfect blend of architectural elegance, generous living spaces, and serene surroundings. Nestled in over 5,000 m<sup>2</sup> of landscaped parkland, the home offers approximately 245 m<sup>2</sup> of refined living space with premium comfort throughout.

A Sophisticated Setting in Preserved Natural Surroundings :

From the moment you arrive, a grand and elegant gate opens onto a majestic driveway lined with manicured greenery, leading to a residence with timeless contemporary appeal.

Bright, Spacious Interiors Designed for Comfort and Style:

- Main living area (63 m<sup>2</sup>): expansive, bright, beautifully finished with large-format flooring
- Modern kitchen-diner (24 m<sup>2</sup>): fully equipped, ideal for entertaining, with matching large-format floors
- Volume and perspective in interior architecture

Elegant and Luxurious Sleeping Quarters:

• Ground floor:

- o Master suite with spacious bedroom, large walk-in closet, and en-suite shower room with WC
- o Generously sized separate office
- o Contemporary marble flooring throughout, spacious layout

• Upstairs:

- Three additional bedrooms with built-in wardrobes and bathrooms:
- One with full bathroom and WC
- Two with private en-suite shower rooms
- Contemporary marble flooring, spacious rooms
- Separate WC

All main living spaces open onto a partially covered panoramic terrace overlooking the peaceful, south-facing garden with no overlooking neighbors—creating a seamless flow between indoor and outdoor living.

High-End Outdoor Features:

- Elegant Bali-style swimming pool with lounge area, sun deck, and outdoor kitchen

- Petanque court (boules, Lyonnaise, or longue)
- Independent 24 m<sup>2</sup> studio—ideal for guests or staff
- Garden shed and a spacious 50 m<sup>2</sup> double garage for maximum convenience

This exceptional property offers a unique combination of luxury, privacy, and nature within a secure estate.

Recently renovated with premium contemporary finishes, it provides an elevated lifestyle for discerning buyers seeking tranquility, comfort, and exclusive amenities.

Presentation brochure, distances, and travel times available upon request

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## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	245.0 m <sup>2</sup>	Nombre de lots :	138
Taxe foncière :	€3.00	NB de pièces :	8 rooms	NB de chambres :	5 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

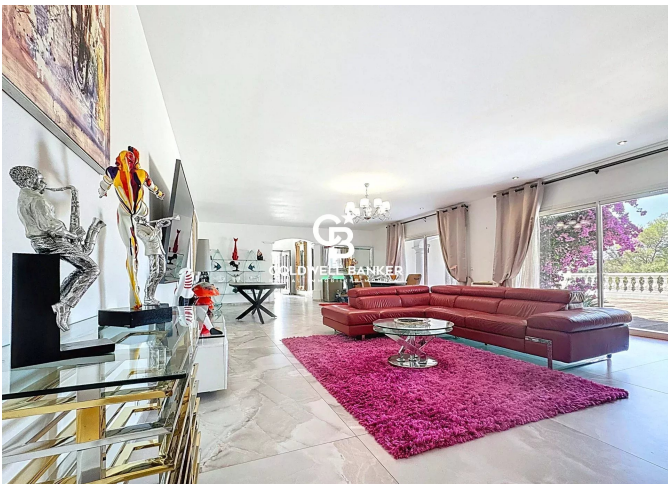
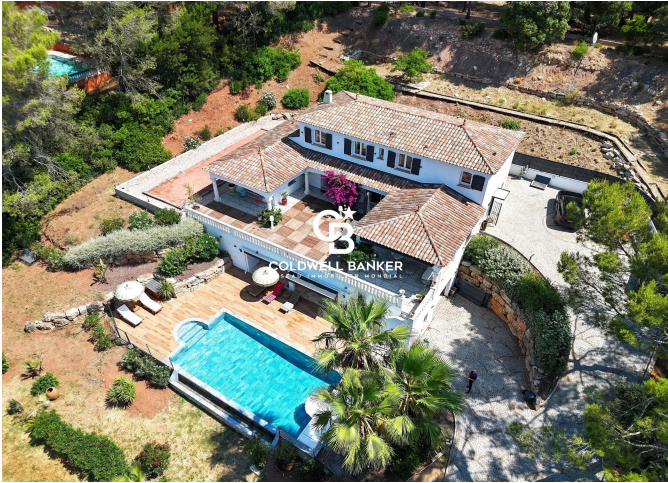
Diagnostic de performance énergétique (DPE) : B 100

Indice d'émission de gaz à effet de serre (GES) : A 3





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