

Maison Carqueiranne 260 m<sup>2</sup>

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PRIX DE VENTE : 3 300 000 €

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## DESCRIPTION

Contemporary elegance, exceptional materials and the Mediterranean art of living: discover this newly built villa, remarkable for the quality of its features, located in Carqueiranne within a luxurious and secure private residence.

This property of approximately 260 m<sup>2</sup> has been designed as a true architectural masterpiece, where every detail has been meticulously considered. The generous volumes, abundant natural light and refined selection of noble materials give the villa a timeless and sophisticated atmosphere.

At the heart of the home is a magnificent living room, bathed in light thanks to its large picture windows, extended by a contemporary open-plan kitchen, custom-designed and equipped with premium appliances. A fully fitted pantry completes this convivial and functional space.

The villa opens onto a vast terrace leading to a stunning swimming pool, perfectly aligned with the interior living areas. You will enjoy a delicate and soothing sea glimpse, enhancing the serene ambiance of the property.

The four superb en-suite bedrooms, each with its own private bathroom, offer refined décor with clean lines and elegant tones, creating true havens of peace.

The master suite, located on the ground floor, has direct access to the pool area.

Upstairs, the night area is beautifully arranged to offer comfort and privacy, while maintaining the home's architectural harmony. A lounge area — ideal for reading, relaxation or play — completes this level.

Built on a flat, fully landscaped 1,500 m<sup>2</sup> plot, the property offers a variety of charming outdoor living spaces: cocooning areas, playful corners, shaded zones, Mediterranean scents and lush greenery...

All within an extremely peaceful environment, perfect for unwinding, and only 10 minutes from Toulon/Hyères airport.

The lower level, fitted with the same high standards, includes a laundry room, a wine cellar and a versatile space that can be transformed into a gym, home cinema, creative studio or wellness room.

A closed garage accommodating up to 3 vehicles completes this exceptional property, where quality, aesthetics and comfort blend in perfect harmony.

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The property is located in an area subject to mandatory brush clearing. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)



## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	260.0 m <sup>2</sup>	Taxe foncière :	€5.00
NB de pièces :	7 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)

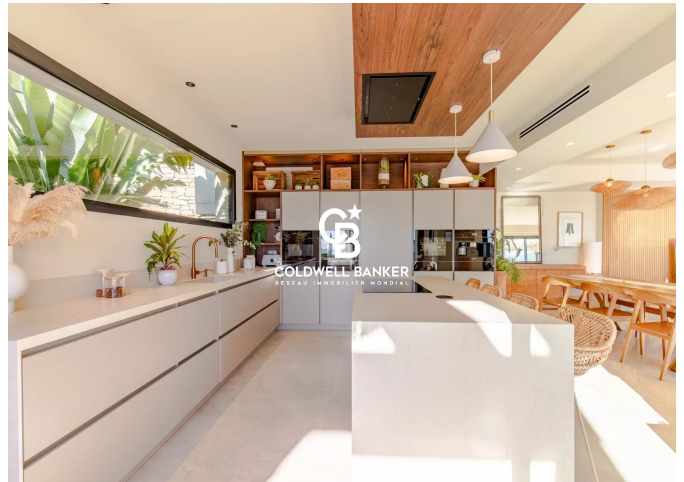
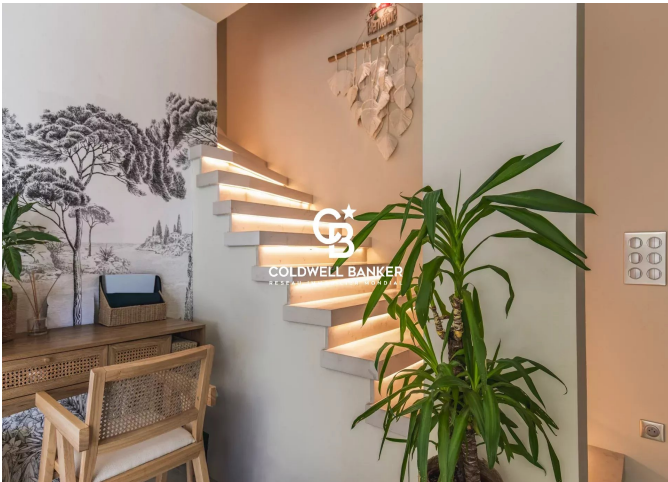
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 100

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



**COLDWELL BANKER**  
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