

Maison Ramatuelle 344 m²



PRIX DE VENTE : 4 400 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

DESCRIPTION

Just a stone's throw from the authentic village of Ramatuelle and just five minutes from the iconic beaches of Pampelonne, this rare and refined Provencal farmhouse boasts over 350 m² of living space, set in two hectares of Mediterranean scrubland.

Entirely renovated with care, the property combines the charm of traditional architecture with the comfort of contemporary features, including an 80 m² cathedral living room, enhanced by a monumental fireplace, opening onto a fully-equipped professional kitchen, designed for moments of sharing and conviviality. The residence offers eight en suite bedrooms, two of which have separate entrances, as well as a vast master suite with fireplace, private terrace and Burgundy stone floors. Each space has been designed to offer luxury, privacy and well-being.

The exterior invites you to relax, with a heated swimming pool lined with natural terracotta terraces, a pétanque court, a gym, a home cinema, a wine cellar, a double garage and plenty of parking.

A private path leads to a spectacular view over the Gulf of Saint-Tropez, the Southern Alps, the Bay of Cannes and the Lérins Islands

The setting is peaceful, surrounded by vineyards and nature, yet only ten minutes from Saint-Tropez and within easy reach of Gassin and La Croix Valmer.

A haven of peace for lovers of Provence, it also offers great rental potential on the Gulf of St Tropez.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	344.94 m ²	Taxe foncière :	€5.00
NB de pièces :	12 rooms	NB de chambres :	8 bedrooms		

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

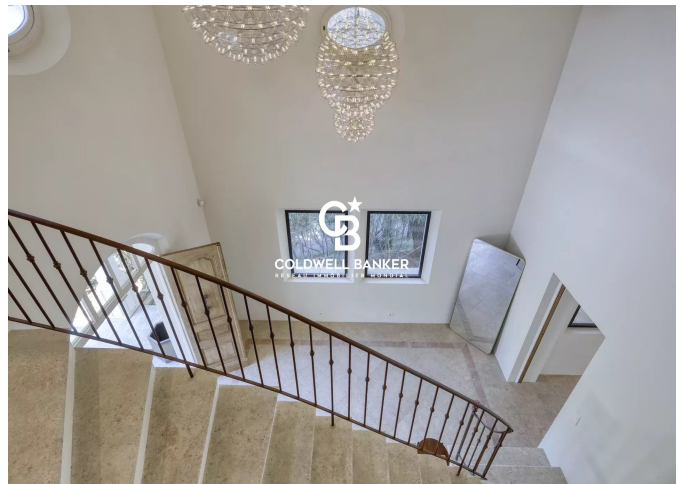
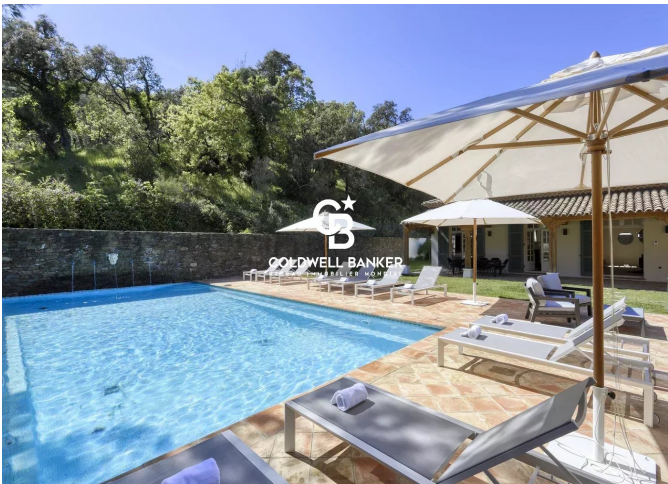
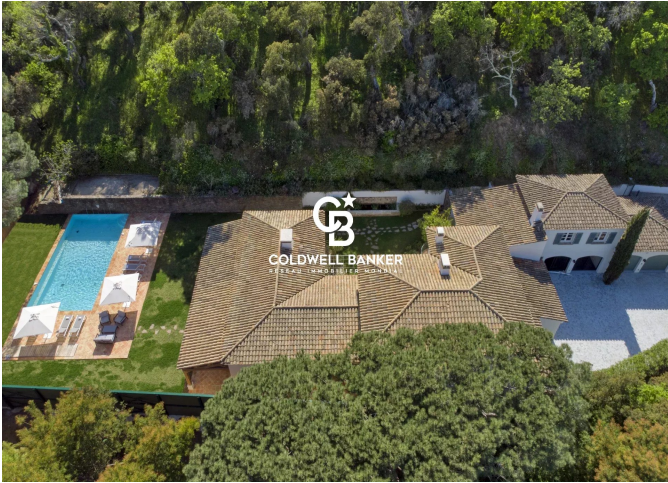
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 151

Indice d'émission de gaz à effet de serre (GES) : C 28



COLDWELL BANKER
EUROPA REALTY



50 Avenue Etienne Gola
France, 97133, Saint-Barthélemy



TÉL : +33659655459
stbarth.azur@coldwellbanker.fr