

## For sale France

10 900 000 €

Product type	Property	Num rooms	5+
Living area	370 m <sup>2</sup>	Num bedrooms	4
Land area	5 034 m <sup>2</sup>	Num parking	5
Condition	To refresh	Num cellars	2
Floor	1	City	Saint-Tropez
		Country	France

In one of the most sought-after areas of Saint-Tropez, in the heart of a preserved environment, this remarkable property of character signed by the architect Erera offers a rare art of living, where Provençal elegance blends harmoniously with top-of-the-range services. Built on a magnificent landscaped plot of approximately 5,044 m<sup>2</sup>, perfectly maintained and embellished with lush Mediterranean vegetation, this residence develops approximately 400 m<sup>2</sup> of living space, to which are added numerous outbuildings and outdoor reception areas.

From the entrance, the charm operates: shaded patios, facades covered with wisteria, carefully designed gardens and multiple relaxation areas give this property a unique, intimate and refined atmosphere. The main house, organised into several distinct living areas, offers large reception rooms opening onto the terraces and gardens. A kitchen with dining area has direct access to the outdoor areas. The sleeping areas include four complete suites, each with its own private bathroom or shower room and dressing rooms, including a remarkable master suite located upstairs with a large dressing room and full bathroom.

A second reception wing houses a living room with fireplace, a bar area, a games or billiard room as well as several suites with direct access to the gardens. The exteriors have been designed as a real private resort: a superb masonry and tiled swimming pool, equipped with a counter-current swimming system and an integrated safety cover, is part of a Mediterranean garden with remarkable species. An elegant heated pool house allows for use in all seasons and has a fully fitted summer and winter kitchen.

The property also benefits from an independent, air-conditioned caretaker's house, consisting of a living room with kitchenette, a bedroom and a shower room. The technical services are up to the standard of the property: Centralized air conditioning, Closed garage for 3 to 4 vehicles, Numerous outdoor parking spaces, Wine cellar, Laundry room, Technical rooms and storage spaces, Automatic watering, Roof, swimming pool and recently revised facilities.

**Finally, a particularly rare asset in Saint-Tropez completes this property: a project to build a second villa of approximately 280 m<sup>2</sup>, which obtained authorization in 2022 before being abandoned, suggesting exceptional development potential. This unique property will appeal to lovers of authentic Tropezian architecture, looking for an exceptional family estate offering privacy, generous volumes and an incomparable living environment just a few minutes from the heart of Saint-Tropez.**

The highlights: ✓ Landscaped grounds of 5,044 m<sup>2</sup> ✓ Approximately 400 m<sup>2</sup> of living space ✓ 4 master suites + independent caretaker's house + maid's room ✓ Heated swimming pool with counter-current swimming ✓ Pool-house usable all year round ✓ Garage 3/4 cars and numerous parking spaces ✓ Centralized air conditioning ✓ Possibility of building a second villa of approximately 280 m<sup>2</sup> ✓

Quiet and confidential environment in Saint-Tropez. Work is to be expected

















