

€ 9 975 000

**Buying villa**

**6 rooms**

**Surface : 290 m<sup>2</sup>**

**Surface of the land : 1500 m<sup>2</sup>**

**Exposition : Sud**

**View : Mer**

**Hot water : Electrique**

**Inner condition : new**

**External condition : renovated**

**Couverture : tiles**

**Amenities :**

Heated pool, Pool-house cuisine d'été, Cheminée éthanol, Bungalow rooms, Double Glazing, Calm, Automatic gate, Air conditioning

5 bedroom

5 terraces

1 bathroom

4 showers

6 WC

4 parkings

1 cellar

**Fees and charges :**

9 975 000 € fees included

22/12/2024 - Prix T.T.C



**Villa Ramatuelle**

COLDWELL BANKER JAGER invites you to discover this sumptuous 290 m<sup>2</sup> villa, ideally located just steps from the legendary Pampelonne Beach and Club 55. Combining elegance, refinement, and the Mediterranean art of living, this villa is a true invitation to luxury and comfort. Villa Features: On the ground floor, a spacious living area bathed in natural light from large bay windows includes a fully equipped open kitchen and a pantry, offering breathtaking views of the pool. This level also features two en-suite bedrooms, each with a shower room and WC. Upstairs, three spacious en-suite bedrooms each open onto a private terrace with sea views, including a master suite with generous spaces and high-end finishes. Outdoors, a stunning heated pool and a fully equipped pool house with a summer kitchen create exceptional spaces for relaxation and entertaining. Features and Highlights: - Parking: Carport accommodating up to five vehicles. - Prestige Finishes: Superior quality materials, polished concrete, and a beautifully landscaped garden. - South-Facing: Optimal sunlight throughout the day with views of the sea and surrounding hills. - Modern Design and Amenities: Elegant architecture and noble materials for a unique, harmonious living atmosphere. This villa is the perfect opportunity for those seeking an exceptional residence on the French Riviera, especially in the Gulf of Saint-Tropez, combining design, comfort, and a prime location. Don't miss out on the chance to acquire this real estate gem. For more information, contact COLDWELL BANKER JAGER Immobilier. Ref. : 394V2936M - Mandat n°2651

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