

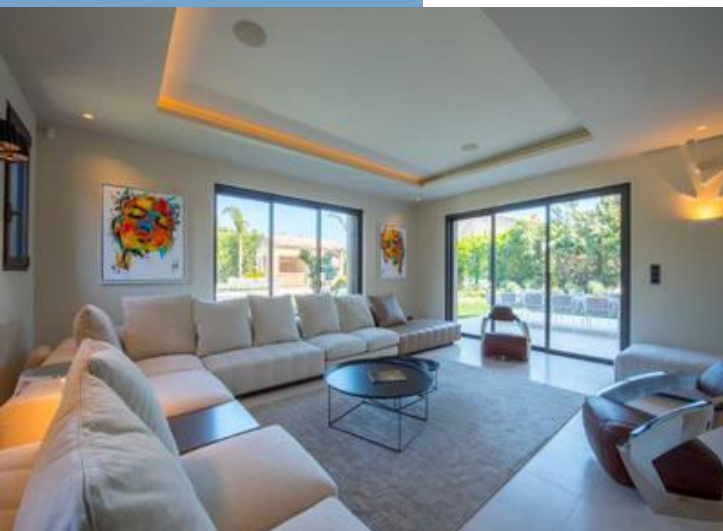


## SAINT TROPEZ, CALIFORNIAN TOWN VILLA IN HEART OF SAINT TROPEZ WITH 5 BEDROOMS

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## DESCRIPTION

Californian style new villa situated in Saint Tropez around 600m from the place des Lices. Open plan living and dining, super modern open areas, kitchen with back kitchen. Guest WC, Elevator. 5 bedrooms all with ensuites. Wonderful garden fully enclosed, alarmed, underfloor heating, large pool and pool house, Masage and Hamman room, cinema room.



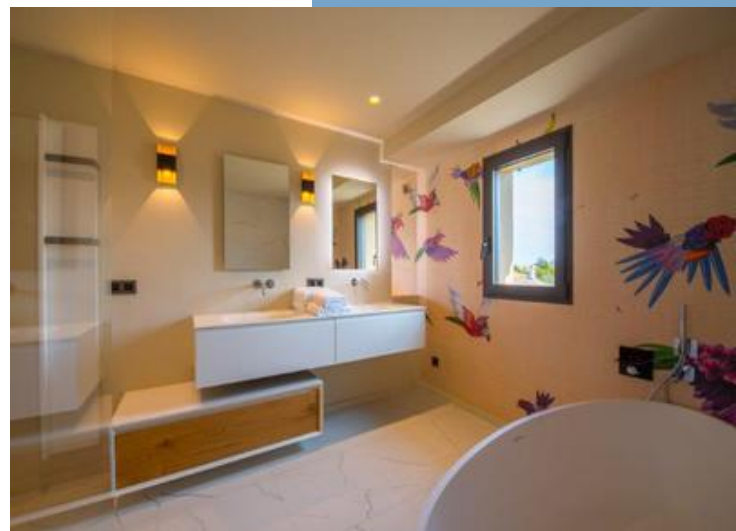
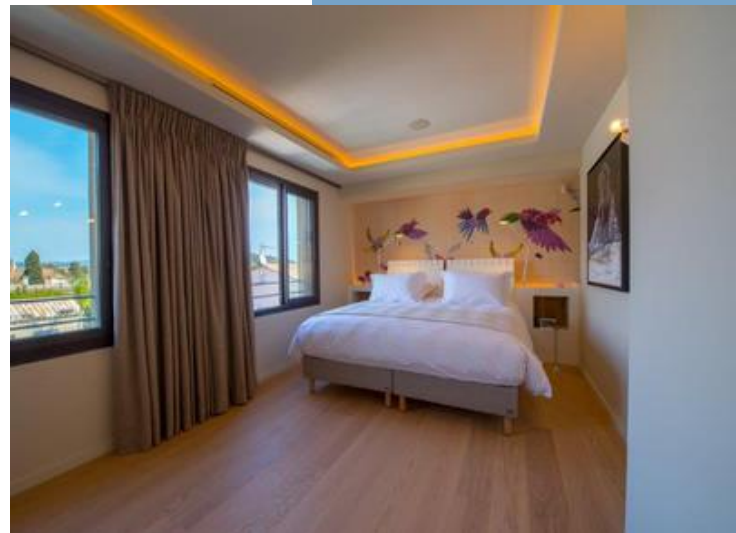
PROPERTY FACT FILE	
REFERENCE	108486ER83
PRICE	€ 9,900,000 £ 0* <small>*agency fees included: 4 % TTC to be paid by the buyer (9 519 231 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	5
ACCOMMODATION	406 m <sup>2</sup>
LAND	1500 m <sup>2</sup>
TOWN	ST TROPEZ
DEPARTMENT	Var
LOCATION	0-2KM to amenities
TYPE	Family Home, Holiday Home, Villa
CONDITION	Excellent condition, New Build,
FEATURES	Double glazing, Electricity on site, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



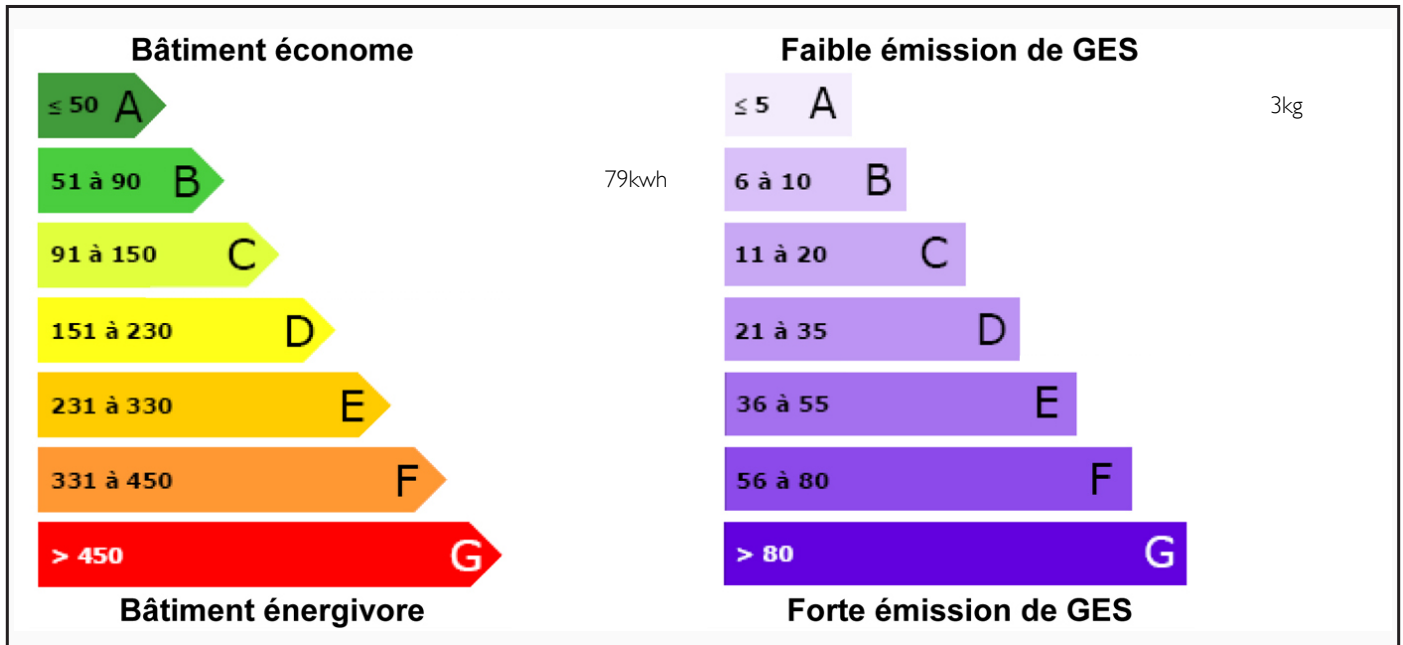
600 m from the Place des Lices, a superb new villa of 400 m<sup>2</sup> with luxurious appointments and very quiet.  
Beautiful entrance with pool, large bright living room with fireplace, dining room, open kitchen fully equipped with small office, all open on large terraces near the pool.

5 suites with bathrooms or shower and dressing room for the master bedroom. Small sea view rooms upstairs.

Pool mirror quality and large pool house fully equipped. Lift, wine cellar, massage and steam room, cinema room, large laundry room. Alarm system with surveillance cameras, incredible sound on the garden and the house, underfloor heating, air conditioning. Large double garage. Well in the garden



## ENERGY-DPE



## IMPORTANT-NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT-DETAILS

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