LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



NESTLED WITHIN THE PRESTIGIOUS PRIVATE ESTATE OF BEAUVALLON

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PROPERTY FACT FILE

REFERENCE	A46336ERD83
PRICE	€ 2,700,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	4
ACCOMMODATION	280 m²
LAND	2850 m²
TOWN	Grimaud
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Private drainage, High speed internet

*Price based on current exchange rate which is subject to change





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- Private and secure estate
- Heated swimming pool
- Sea view
- Landscaped garden
- Just 1.2 km from the beaches

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Nestled within the prestigious private gated estate of Beauvallon, just minutes from the beaches and the legendary village of Saint-Tropez, this elegant villa of approximately 280 sq m enjoys an exceptional setting within beautifully landscaped grounds of 2,850 sq m.
Bathed in natural light, the villa features spacious reception areas



DESCRIPTION

Nestled within the prestigious private gated estate of Beauvallon, just minutes from the beaches and the iconic village of Saint-Tropez, this elegant villa of approximately 280 sq m enjoys a prime location in one of the French Riviera's most exclusive residential enclaves.
Set within beautifully landscaped grounds of approximately 2,850 sq m, the property offers complete privacy, abundant natural light and a peaceful Mediterranean setting. Spacious reception rooms flow effortlessly onto expansive terraces, the swimming pool and lush gardens, creating an exceptional indoor-outdoor lifestyle designed for relaxed Riviera living.
The villa features a fully equipped open-plan kitchen, a study, three beautifully appointed bedrooms with en-suite bathrooms, together with a self-contained guest apartment, ideal for welcoming family, friends or staff in complete comfort.
Thoughtfully renovated to an excellent standard, the property combines timeless elegance with contemporary comfort. Offered fully furnished and equipped, it represents a rare opportunity to acquire a refined permanent residence, an exceptional holiday retreat or a prestigious investment in one of the Côte d'Azur's most sought-after locations.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46336ERD83
COMPLETE FILE AND PHOTO ON REQUEST

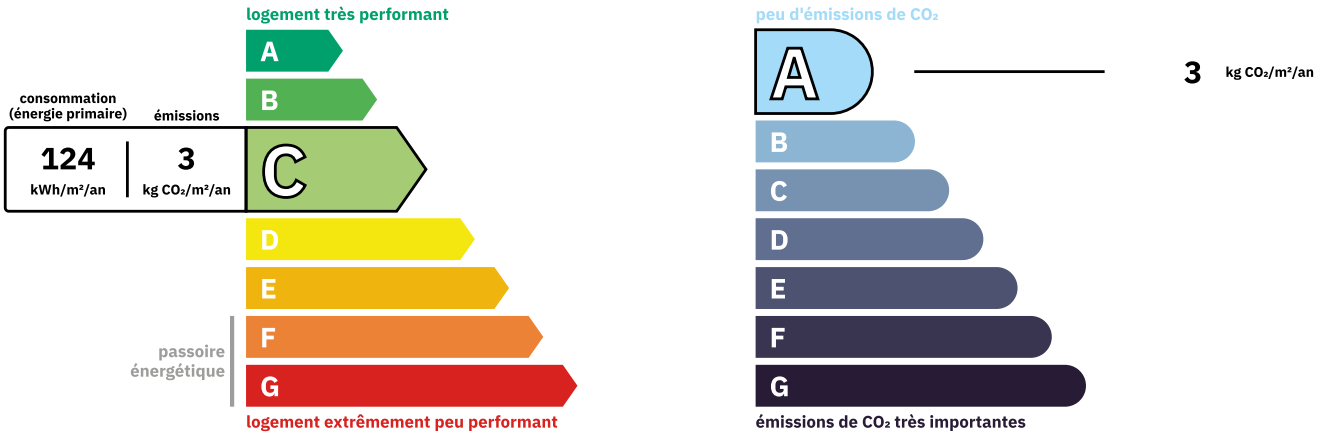
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ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2290 € and 2140€ for 2023

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

Réf :A46336ERD83
FILE COMPLETE AND PHOTOS ON REQUEST

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