

Imposing 200 m villa, infinity pool, large garage, quiet village on foot, close to main road.



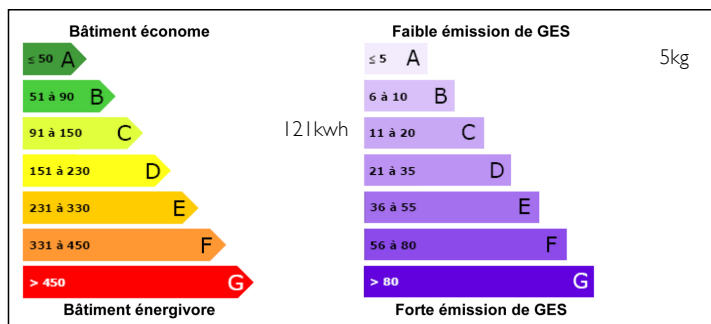
INFORMATION

Town:	Les Adrets-de-l'Estérel
Department:	Var
Bed:	4
Bath:	3
Floor:	203 m2
Plot Size:	3212 m2

IN BRIEF

NEW-Florence TOURBIER presents this impressive 200 m² detached villa built in 2005, set in landscaped grounds of approx. 3200 m². You'll be seduced by the vast, luminous living room, adorned with columns that give the interior an extraordinary spaciousness. It comprises a living room with a bar and fireplace, a dining room and an open kitchen opening onto a large south-west-facing terrace. The night area comprises 2 bedrooms with their own terrace and shower room, a bedroom with independent access and its own bathroom, and on the 1st floor a spacious master bedroom with bathroom, dressing room and private terrace. On the pool level, a large games or sports room, a salt-heated infinity pool, a summer lounge, an equipped bar, a carport, a tiled garage, a crawl space, a cellar and a boule court. This luxury villa is ready to live in at an unbeatable price!

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

DESCRIPTION

NEW-Florence TOURBIER presents this imposing, luxurious detached villa of traditional construction built in 2005, measuring approx. 200 m² and set in landscaped grounds of approx. 3200 m².

You'll be seduced by the vast, luminous living room, adorned with columns that give the interior an extraordinary spaciousness. It comprises a 52m² living room with bar and fireplace, a 32m² dining room and a 13m² open kitchen opening onto a large south-west-facing terrace. The first floor sleeping area comprises 2 bedrooms with their own terrace and a shower room. In addition, the villa has a bedroom with independent access and its own bathroom, ideal for entertaining friends or professionals. On the 1st floor is a spacious master bedroom with its own bathroom, dressing room and private terrace. On the pool level, a large games or sports room awaits you, as well as a summer lounge, an equipped bar and a salt-heated infinity pool. In the annex, a carport, a tiled garage, a large crawl space and a cellar will satisfy you for your vehicles and a large storage space. The grounds are planted with Mediterranean trees and include an easy-to-maintain boule court. This luxury villa is ready to live in at an unbeatable price!

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>