



Attractive Villa offering Convenience and Comfort at the Entrance of Saint Tropez

Reference No: 3009
Price Euros: 2,690,000
Area: St Tropez
Town: Gassin
Department: Var
Bedrooms: 4
Land Size m2: 1,250
Habitable space m2: 200

Full Description: Attractive Villa offering Convenience and Comfort at the Entrance of Saint Tropez

This property is offering the possibility to live there all year round or just to enjoy holidays. It is situated in a nice and quiet area, on a private domain, at the entrance of the Peninsula.

The main house and its lovely small guesthouse are in good condition presenting convenience and comfort. The outside terrace with its BBQ, the heated pool with its pool house and the lovely south oriented garden planted with Mediterranean flowers and trees can be appreciated in summer and wintertime.

The property provides:

Main House:
- Living / dining room with fireplace

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Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b
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- Fully equipped kitchen
- Laundry
- Guest Toilet
- Master bedroom with ensuite bathroom
- 2 Bedrooms sharing one bathroom

Guesthouse:

- Living area
- Bedroom with Bathroom
- Office which can be used as small bedroom

Pool house:

- Summer Kitchen
- Outside shower
- Toilet

Amenities:

- Covered terrace with BBQ
- Heated pool of 11 x 5 m
- Garage for two cars
- Hydro-extractor as heating system including air conditioning.

Very good rental potential.

Easy access to Pampelonne beach.

Property Features: Air conditioning, Automatic Gates, Automatic Watering, BBQ, Canal water, Cave, Cos Residuel, Double Glazing, Fireplace, Forage, Heated Pool, Independant Apartment, Infinity effect pool, Laundry, Letting Potential, Pool Alarm, Pool Security, Pool-House, Private Garden, Private Pool, Satellite TV, Summer Kitchen, Terrace, Town water, Well

Nearby Amenities: Beaches, Clubhouse, Controlled Access, Fitness Center, Golf Course, Local Shopping, Marina, Nightlife, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Spa/Jacuzzi, Sports Complex, Swimming Pool, Tennis Courts, TGV - less than 1 Hour, Watersports, Weekly market

Heating: Rev. climate control

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