



Modern Design Villa with Cottage near Sanary sur Mer with Panaramic Sea view

Reference No: 2878
Price Euros: 3,000,000
Area: Le Lavandou
Town: sanary
Department: Var
Bedrooms: 3
Land Size m2: 4,365
Habitable space m2: 300

Full Description: In a dominant position and south facing is this well built villa, with a contemporary design, enjoying the most panoramic sea views from every room!

On a clear day, a view is had over the Island of Poquerolles!

Property is constructed in the most solid manner imaginable.

An anti-skid driveway leads from the entrance gates to the lower level of the property, with direct access to the interior via the garage. In a special room, from the back of the garage is a storage area with the wine cellar, room is accessed from the garage or the interior stairs of the house.

Adjacent to the garage is the laundry area.

Up one flight of stairs is the main living area with a living dining area over 100M² with vast bay windows, a very large custom design skylight, fireplace, and the most majestic view over the bay of Sanary sur Mer, the islands, Fort of Six Fours and the vineyards. Further the view over the vineyards& sea are unobstructed!

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Brague, 06560, VALBONNE France - www.RHF1.com

Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

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Off the living and kitchen area is a vast 120M² terrace with awnings and dressed with very tasteful modern design furniture, a great setting with a 180° view of the Mediterranean, ideal for entertaining.

On the same level as the kitchen and the living area is a 60M² master bedroom:

Very generous sized walk-in closet

Sunken bath with a gorgeous view of the bay of Sanary

Upper Floor:

2 additional bedrooms/bathrooms with shower and water closet, all enjoying a lovely sea view.

Pool Area & Garden:

Pool house, and sitting area, with BBQ

An infinity edge pool with a cascade like effect, and ambient color changes with special pool lighting.

On a level under the pool is a sauna, with a shower and water closet.

In addition, there's an authentic 65M² cabanon/in-law apartment, currently used as an office, with all upgrades for a home based office, plus shower and water closet.

Garden is filled with numerous fruit trees, beautiful landscaping with flowers and mature trees, well water, and connected to the Canal of Provence for inexpensive water supply.

Truly luxurious, privileged setting, calm, just bring your personal effects!

Not many modern properties of this kind on the market, a tour of this property gladly awaits you!

Property Features: Alarm, Automatic Gates, Automatic Watering, Broadband / ADSL, Canal water, Cave, Cave à Vin, Central vacuum system, Dependancies, Double Glazing, Exposed stone walls - interior, Fireplace, Independant Apartment, Infinity effect pool, Large Rooms, Laundry, Letting Potential, Outside Lighting, Pool-House, Private Garden, Private Pool, Quality Fittings, Satellite TV, Sauna/Spa, Security Blinds, Terrace, Tile Floors, Town water, Well, Workshop

Nearby Amenities: Airfield, Beaches, Clubhouse, Fitness Center, Forest/Parkland, Golf Course, Local Shopping, Marina, Medieval Village, Nightlife, Public Transport, Restaurants, Schools, Spa/Jacuzzi, Sports Complex, Swimming Pool, Tennis Courts, TGV - less than 1 Hour, Watersports, Weekly market

View: Countryside, Garden, Hills, Islands, Panoramic, Pleasant, Pool, Sea view, Vineyard

Heating: Central, Oil, Underfloor

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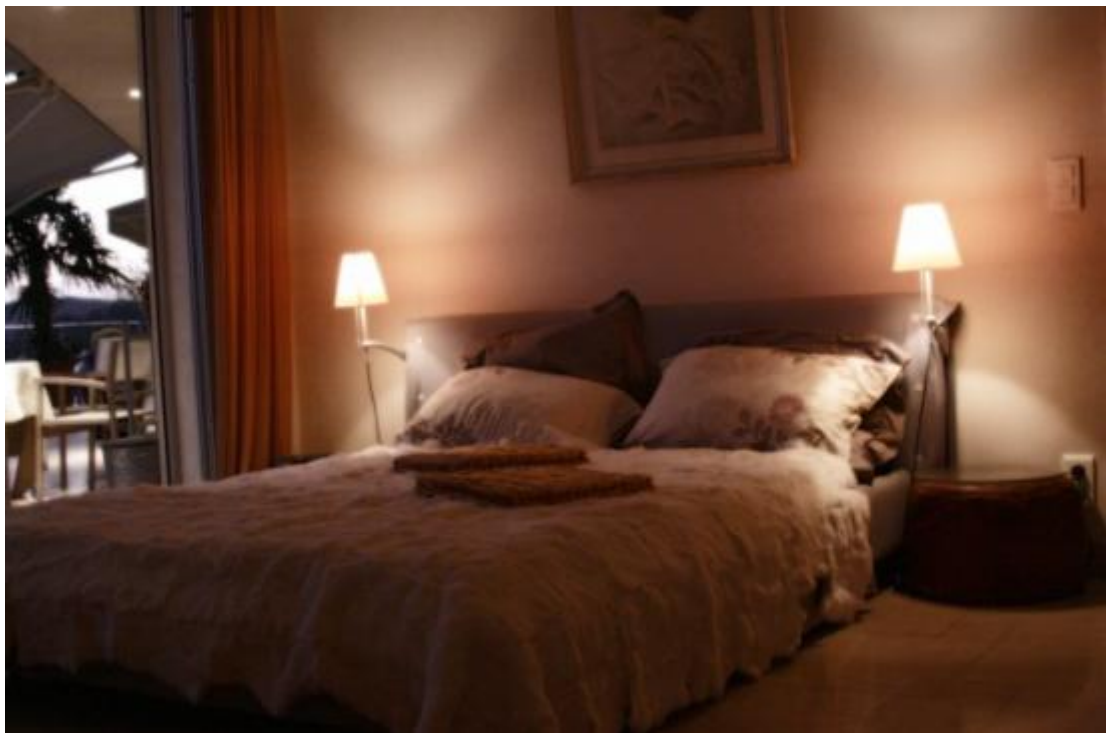
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