

5 250 000 €

**Buying demeure de prestige**

**9 rooms**

**Surface : 250 m<sup>2</sup>**

**Surface of the living space : 80 m<sup>2</sup>**

**Surface of the land : 1500 m<sup>2</sup>**

**Year of construction : 1999**

**Exposure : Sud**

**View : Mer**

**Indoor condition : Bon**

**Outdoor condition : Bon**

**Cover : Tuiles**

**Benefits :**

calm, Garage, Domaine sécurisé, garden, Studio independant, Cheminée, Piscine chauffée, Chambre de plain-pied, Terrasse côté mer, Cuisine exterieure

6 bedrooms

3 terraces

2 bathrooms

4 showers

4 WC

1 garage

2 parkings

1 cellar

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : C**

Document non contractuel

27/01/2021 - Prix T.T.C



### Demeure de prestige 725V1422M Ramatuelle - France

RAMATUELLE: PAMPELONNE - 2 MIN FROM THE BEACH & "CLUB 55" Beautiful Provincial style villa in a fantastic location - A rare opportunity to acquire this very pretty villa, so close to Pampelonne beach! Sea view of the bay of Pampelonne from all rooms. Only 300 m from the sea and the famous Club 55. Layout Garden Level: hall, a double living -dining room of 60 m<sup>2</sup> with a fireplace. Very nice open kitchen (35 m<sup>2</sup>, fully equipped), pantry and laundry room; guest toilet, 2 suites at garden level (each with its own bathroom and toilet). Upstairs: master bedroom with dressing, bathroom, whirlpool, shower, toilet. Access to a large terrace with sea view; 2 bedrooms, 1 bathroom and a separate toilet. Equipped with air conditioning. Outside area Large infinity swimming pool 12 m x 7 m (heated), with Jacuzzi and overflow. Gym. Bar, several terraces to enjoy the sun. A garden full of beautiful exotic plants and trees. Automatic irrigation system. Complete privacy. Covered parking for 2 cars + parking for 4 cars. Automatic entrance gates. Extra studio in the garden of 22 m<sup>2</sup> (bedroom, bathroom, kitchenette). Extra Magnificent sea view over the bay of Pampelonne. At 300 meters from the sea (Club 55 and beaches of Pampelonne). 3 km from the center of Saint Tropez, close to shops

