HOFBORG PROPERTIES

## Sale villa St Tropez

## 6 900 000 Euros



6 bedroom villa with private pool, 5 min drive to Pampelonne

This wonderfully stylish villa of 400 m in a privileged position hidden away among the vineyards yet on the edge of the village of Saint-Tropez and just a five-minute walk to the beach.

There is a stunning living room with fireplace, a fully-equipped kitchen, TV lounge, six bedrooms, five bathrooms, balcony, covered terrace and pool. There is also one-bedroom staff accommodation on site.

Ground Floor: Large salon, kitchen/dining room (one big open space), guest toilet, 3 en-suite double bedrooms.

Upstairs : the Master Bedroom is en-suite (equipped with Hammam and a Jacuzzi bath); there are two further double bedrooms with a shared family bathroom. Terraces on the 1st floor.

Large French doors opening onto the garden/pool area running along the length of the house. Tennis table, American BBQ, Mountain bikes and a heated swimming pool.

Located next to the Gassin, just off the road leading to Nice and the Route des Plages. The Villa is ideally located and is only a 5 minute drive to Pampelonne Bay, Nikki Beach, Bagatelle Beach, Byblos Beach, Loulou, Verde Beach and the famous Club 55.

Ref. Marinal V

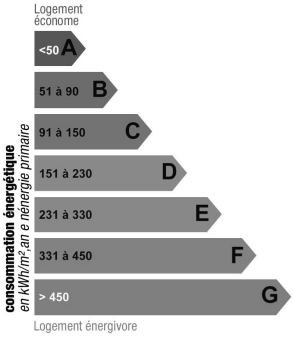
## Detail

| | | | |
|---|---|---|---|
| House style | Bastide Provencale | Orientation | South |
| Living surface | 400 sqm | Swimming-pool | Oui |
| Number of persons | 12 | Heating type | air conditioning |
| Gadren surface | 4000 sqm | Air conditioning | Oui |
| Year of construction | - | Internet | Oui |
| Number of bedrooms | 6 | Alarm | Oui |
| Number of double bed | 4 | Safety box | Oui |

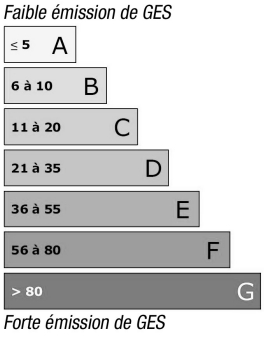
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| | | | |
|---|---|---|---|
| Number of simple bed | 4 | Garage | Oui |
| Number of bathrooms | 5 | Parking | Oui |
| Number of shower-rooms | - | Dependences | Non |
| Floor | 2 | Distance to the sea | 700 m |
| Nimber of floors | 2 | | |

## Energy consumption




Unit : kWhEP/sqm.year




Unit : kgeqCO2/sqm.year

## Photos









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