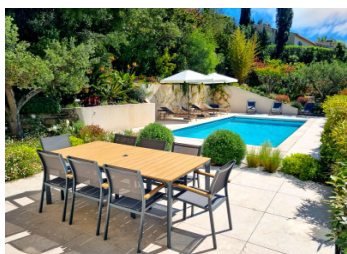


Magnificent Turn-key villa, stunning sea view, 4 bedrooms, swimming pool, in residential area



INFORMATION

Town:	Cavalaire-sur-Mer
Department:	Var
Bed:	4
Bath:	4
Floor:	148 m2
Plot Size:	1065 m2

IN BRIEF

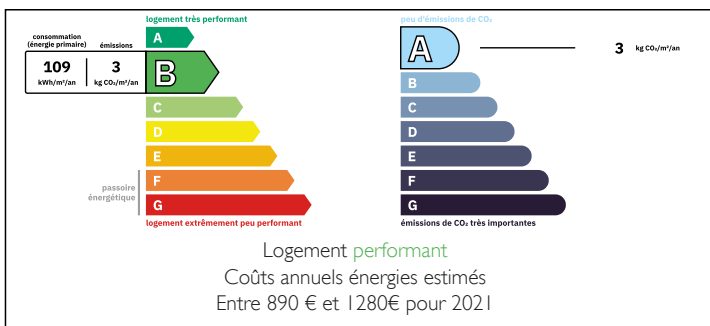
Tastefully renovated in 2024, this luxury sea-view villa in Cavalaire-sur-Mer combines modern comfort with authentic Mediterranean lifestyle in a peaceful residential area on the French Riviera.

This exceptional South of France villa offers a bright open-plan living area with fireplace, dining room and fully equipped kitchen, opening onto a sun-drenched terrace, heated swimming pool and panoramic sea views.

The upper floor features a stunning master suite with private terrace, en-suite bathroom and sea view, plus three additional bedrooms, two stylish bathrooms and reversible air conditioning throughout.

Set on a private 1,065 m² plot, the property includes a 32 m² heated pool with electric cover, spacious terraces and a landscaped garden ensuring privacy in a remarkably calm setting. A garage and secure

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

If you are looking for a luxury villa on the French Riviera, fully renovated with high-end materials, offering breathtaking sea views, complete privacy and all modern comforts, this exceptional villa in the South of France is the perfect match.

Completely renovated in 2024, this stunning sea-view villa in Cavalaire-sur-Mer is located in a peaceful residential area surrounded by greenery, just 20 minutes from Saint-Tropez and close to beaches, restaurants and local amenities. Combining elegance, tranquility and contemporary comfort, it offers the ultimate Mediterranean lifestyle.

The property features four spacious bedrooms, each with its own stylish en-suite bathroom, ensuring maximum comfort and privacy for family and guests. Large windows and sliding doors fill the villa with natural light and create a seamless connection between indoor and outdoor living.

The heart of the home is the impressive open-plan living area with fireplace, spacious dining room and fully equipped designer kitchen with premium appliances, including an American-style refrigerator, induction cooktop with integrated extraction, oven, microwave and dishwasher. From every corner of the living space, you can enjoy panoramic sea views, views over the terraces and the swimming pool, and the exceptional brightness of the villa.

Large sliding doors open onto spacious terraces, ideal for relaxing or entertaining from morning until evening, whether enjoying the sunshine or dining under the shade during warm summer days. The outdoor area features a beautiful heated 32 m² swimming pool with electric cover, surrounded by a large sun deck where up to eight people can comfortably...

LOCAL TAXES

Taxe foncière:	2147 EUR
Taxe habitation:	EUR

NOTES