



SAINT AYGULF 83370 FRANCE

€1,290,000

150 Years

JOHN D WOOD & CO.

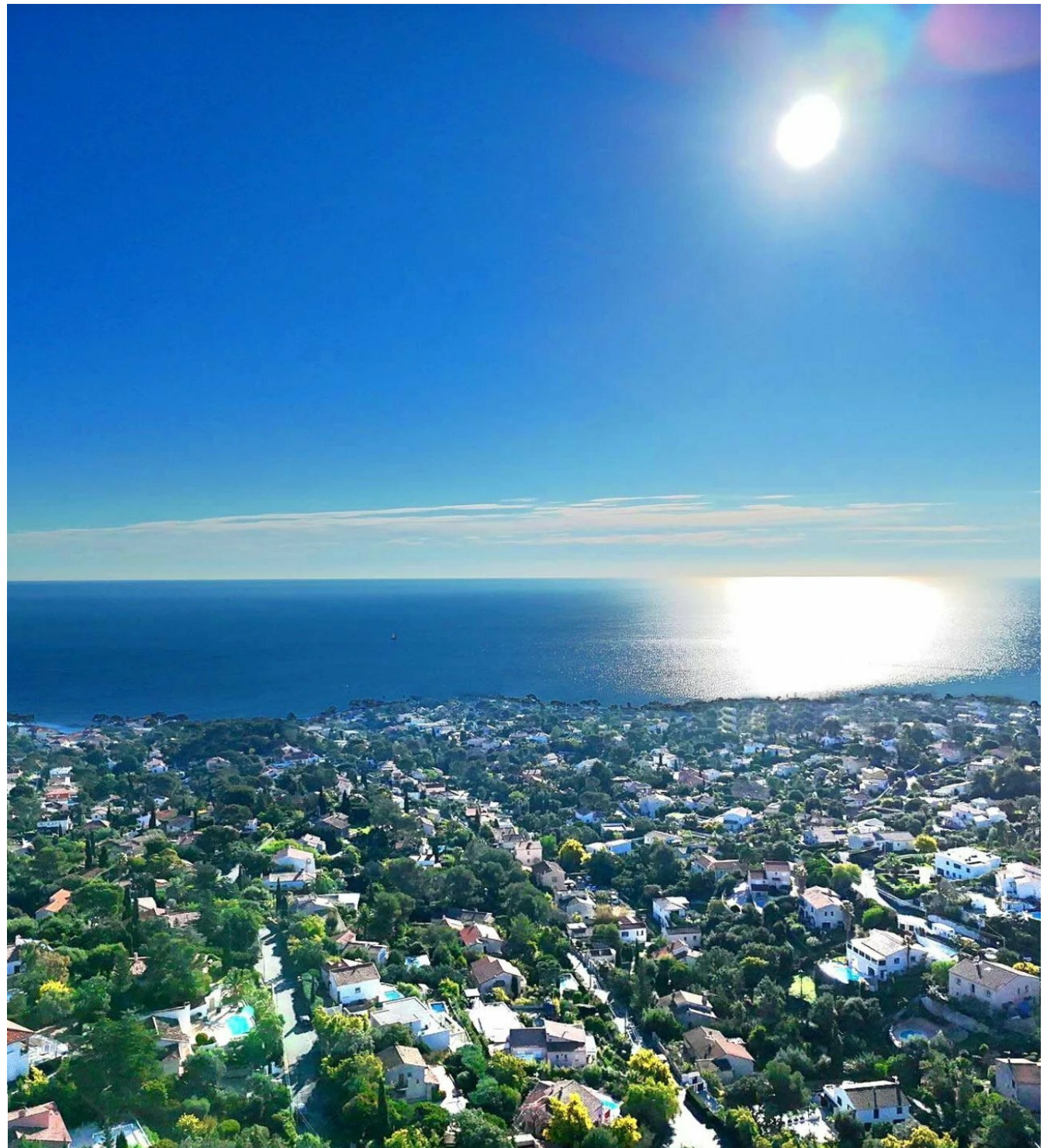
London, Country & International Property

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Perched on the heights of Saint-Aygulf, this 252 m² bourgeois bastide has been recently redesigned to highlight its spaces and to maximize the quality of its elevated location. The property enjoys absolute tranquility and complete privacy, offering a dazzling panoramic view stretching from Saint-Raphaël to the Gulf of Saint-Tropez. This vista reaches its peak from a vast veranda, a true balcony between Land and Sea, where time seems to pause. The villa unfolds across nine fully reimagined rooms, ensuring a seamless and harmonious flow between living areas.

**252 m,
1500 m Plot size,
Swimming pool**

€1,290,000



The closed kitchen, generous living room, and dining area are organized around newly conceived volumes, enhanced by a contemporary fireplace, opening onto expansive rooms with breathtaking views over the Mediterranean. Every space is bathed in soft, natural light, accentuating the volumes and creating an atmosphere of absolute well-being. The sleeping quarters include three bedrooms, two bathrooms, and a Tropezian balcony, all enveloped in a serene ambiance, complemented by numerous built-in wardrobes and storage solutions. Set within a 1,500 m² enclave of greenery, the landscaped gardens form a refined tableau where Mediterranean species, flowering beds, and fruit trees mingle with effortless elegance. Expansive terraces, shaded by pergolas, create a seamless harmony between interior and exterior, embraced by a generous climate and sun-drenched throughout the year. Two large garages, a carport, and a wine cellar complete the estate. The property also offers three private apartments, presenting an excellent rental opportunity: - A two-room apartment comprising a living room, dining area, kitchen, two bedrooms, dressing room, bathroom, and WC. - A one-room apartment with living room, bedroom, bathroom, WC, and storage.



- And a studio, ready to be arranged according to your needs. Located in a coveted residential area, just steps from the beaches and local amenities, this residence stands out for its exceptional position facing the Mediterranean. Carefully reconfigured, offering multiple adaptation possibilities and generous capacity, it embodies a serene retreat in a market where properties of this caliber are increasingly rare and precious. For further information, a comprehensive presentation booklet is available: Vanessa SOARES - Williams AUREILLE Prestige Real Estate Consultant Global Luxury Brand Specialist Esterel Realty Coldwell Banker +33 (0) 672 852 109 +33 (0) 682 822 539
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