



BORMES-LES-MIMOSAS 83230 FRANCE

**€790,000**

*150 Years*  
**JOHN D WOOD & CO.**

London, Country & International Property

## BORMES-LES-MIMOSAS 83230 FRANCE

'La Belle des Années 1930' Just a 5-minute walk from La Favière beach (700 m), this characterful property with 1930s charm, facing south and completely renovated in 2015, is spread over three separate levels. A HOUSE WITH AUTHENTIC CHARM Divided into two independent dwellings with no co-ownership charges, only one of them is offered for sale. The house has a living area of 154 m<sup>2</sup> and comprises: • Ground floor: two garages and a boiler room. • First floor (accessed via an external staircase): a magnificent 40 m<sup>2</sup> terrace with sea views, the real heart of this unusual house.

**154 m,  
445 m Plot size,  
Swimming pool**

**€790,000**



It opens onto a large, living room with high ceilings, featuring a wood-burning stove, and an open-plan kitchen. This space leads to two large bedrooms, one with a period fireplace, a guest WC and a bathroom with access to an outdoor patio. • 2nd floor: a traditional 'two-quarter turn' staircase leads to three bedrooms with exposed beams, two of which have mezzanines. They open onto a large 20 m<sup>2</sup> terrace with sea views. A shower room and separate WC complete this level. OUTDOOR SPACES DESIGNED FOR ENJOYMENT • Courtyard with space to park several vehicles or create storage space • 40 m<sup>2</sup> terrace on the first floor • Outdoor patio adjoining the bathroom • 20 m<sup>2</sup> terrace with sea view on the second floor • 450 m<sup>2</sup> enclosed garden with trees, swimming pool and pool house • Secure gate and side gate • Reversible air conditioning and wood-burning stove A PRIVILEGED LOCATION On foot, by bike or by car, everything is less than 5 minutes away: beach, shops and amenities. This characterful house is ideal for hosting a large family on holiday or as a comfortable main residence. Ideally located, it is only 25 minutes from Toulon-Hyères airport and 40 minutes from Saint-Tropez.



*Photo d'illustration, non*

An unusual house, full of history and charm, which will appeal to lovers of authenticity and reveal all its secrets if you visit it... Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) The property is located in an area subject to mandatory brush clearing. "As part of our viewing procedure, you may be asked to provide proof of identity. No documents will be retained." Aline Prévot Luxury Property Consultant COLDWELL BANKER BEAU RIVAGE +33 (0)6 24 31 65 89 [aline.prevot@coldwellbanker.fr](mailto:aline.prevot@coldwellbanker.fr) EI RSAC de Toulon 911 952 109



