



BORMES-LES-MIMOSAS 83230 FRANCE

€4,900,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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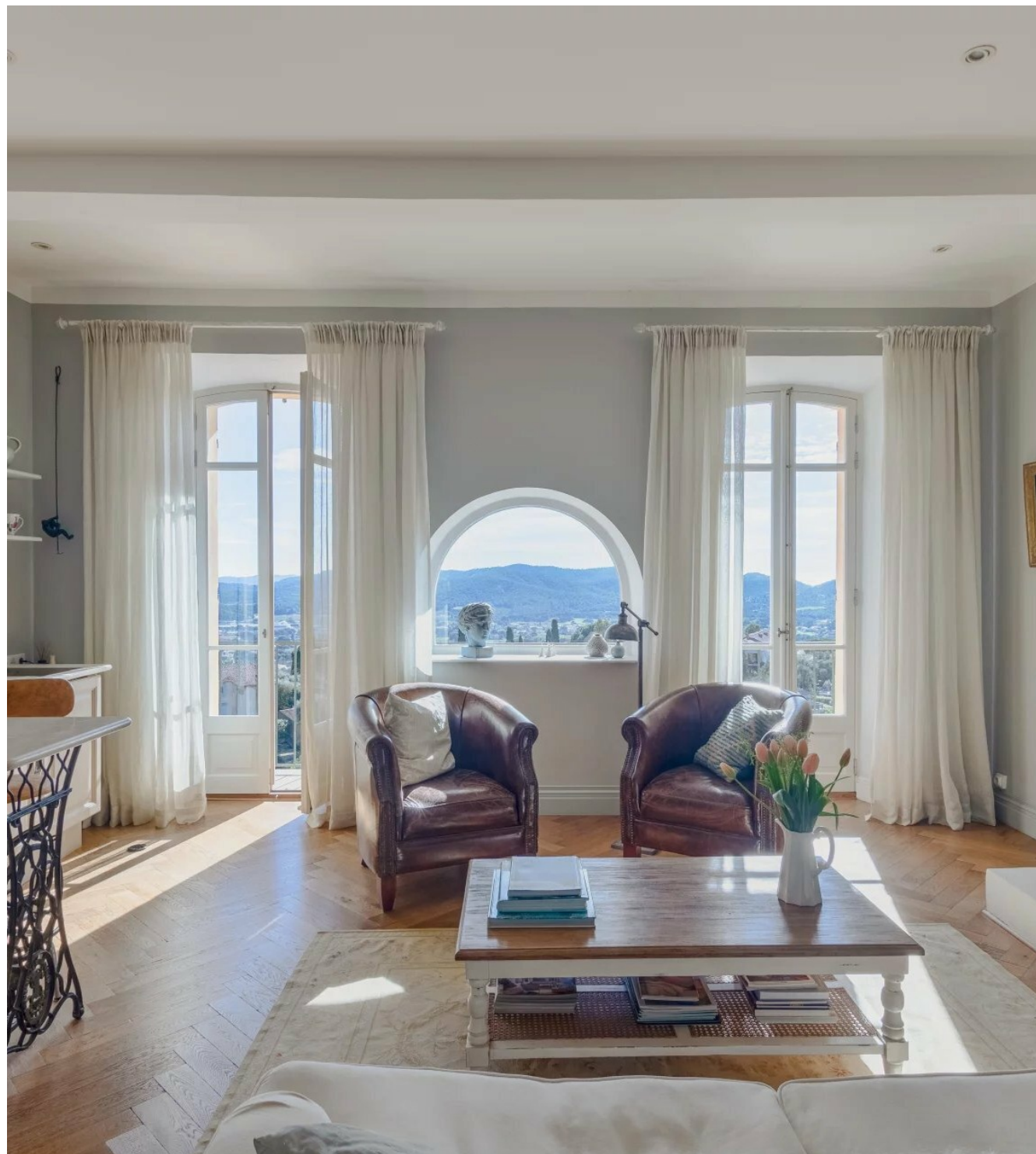
Set in Mediterranean surroundings of approximately 7,650 m², this exceptional property embodies timeless elegance in the heart of an authentic and unspoiled Provençal hilltop village. A former boutique hotel offering over 500 m² of living space, entirely redesigned by an architect, it has preserved the nobility and soul of its history while becoming a remarkable private residence. Generous volumes and a refined layout create an ideal setting for elegant family living and sophisticated entertaining. An iron gate opens onto a paved courtyard with discreet parking and bicycle storage.

**538 m,
Swimming pool**

€4,900,000



The property's rare configuration features several independent apartments, harmoniously arranged across different levels, each with its own private staircase and direct access to the garden — a perfect balance between conviviality and privacy. On the ground floor, two dual-aspect apartments enjoy large balconies overlooking the garden and the sea. The first includes an open-plan kitchen, dining and living area, one bedroom, a bathroom and separate WC. The second offers a living room, one bedroom with balcony, a bathroom, a shower room and separate WC. The first floor hosts a spacious apartment with open-plan kitchen, an impressive reception room, three bedrooms including a suite, and two shower rooms with separate WC. On the top floor, a more intimate atmosphere prevails: open-plan kitchen, dining area, living room with reading corner, a suite with open bathroom, a second bedroom, a study and a shower room with WC.



Bathed in natural light, each window frames breathtaking views of the surrounding landscape. The garden level forms the vibrant heart of the home, featuring a large kitchen, generous dining room, lounge with fireplace and a superb vaulted wine cellar — an exceptional space designed for tastings, refined gatherings and memorable evenings. Outdoors, multiple terraces extend the living spaces, while the landscaped grounds celebrate the Mediterranean art of living: expansive swimming pool, shaded dining areas, summer bar and pétanque court, all dedicated to relaxation and convivial moments. A separate 40 m² outbuilding completes the estate and could accommodate a studio, artist's workshop, gym or wellness area. In a peaceful environment with panoramic views and the ambiance of a private country estate, this rare property combines elegance, volume, privacy and remarkable potential. Offered exclusively, it is perfectly suited as a distinguished family residence or an exceptional high-end hospitality project.



