



BORMES-LES-MIMOSAS 83230 FRANCE

€1,250,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Nestled in a peaceful and unspoiled setting in Bormes-les-Mimosas, this 173 sq m villa enjoys an elevated position with delightful views over the surrounding hills. Set on a beautifully landscaped and meticulously maintained 1,500 sq m plot, the property offers a harmonious lifestyle, surrounded by Mediterranean vegetation, generous outdoor living spaces, and a swimming pool. The ground floor features a spacious open-plan living area combining the lounge, dining room, and kitchen, all opening seamlessly onto the garden and terraces. This level also includes a bedroom, a walk-in dressing room, and a bathroom with both a shower and a bathtub.

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

€1,250,000



An independent studio completes the property, providing the perfect space for hosting family and friends or creating a fully self-contained guest accommodation. Upstairs, two generously sized bedrooms of approximately 20 sq m each share a bathroom equipped with both a shower and a bathtub. Designed to embrace the Mediterranean lifestyle, the outdoor areas include a swimming pool, multiple terraces, a landscaped garden with mature olive trees, and a covered reception area, creating an inviting and tranquil setting. The property also benefits from a large parking area with ample space for several vehicles. A welcoming family home, equally suited as a primary residence or a holiday retreat, set in one of the most sought-after natural environments of Bormes-les-Mimosas. Enzo Bondil Real Estate Consultant COLDWELL BANKER BEAU RIVAGE EI RSAC 882 773 757 +33 (0)6 35 45 91 41 enzo.bondil@coldwellbanker.fr The property is located in an area subject to the obligation of clearing. 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>)



