



GASSIN 83580 FRANCE

**€3,399,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

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Just a 10-minute walk from the heart of Saint-Tropez, this property with great potential offers approximately 320 m<sup>2</sup> of living space on a 1,500 m<sup>2</sup> plot featuring a 10 × 5-metre swimming pool. A particularly sought-after location, offering spacious rooms and numerous opportunities for renovation and enhancement to create a bespoke Saint-Tropez property. Spread over two floors, the building is currently configured as three separate flats. The ground floor, measuring approximately 160 m<sup>2</sup>, comprises two flats in need of renovation. The first, measuring approximately 87 m<sup>2</sup>, features two bedrooms, a living room, a kitchen, a bathroom and a covered terrace of 23.5 m<sup>2</sup>.

**320 m**

**€3,399,000**



The second, measuring approximately 73 m<sup>2</sup>, also features two bedrooms, a living room, a kitchen, a bathroom and a 13 m<sup>2</sup> terrace. Upstairs, a spacious flat of approximately 160 m<sup>2</sup> comprises five bedrooms, a living room, a kitchen, a bathroom and a 23.5 m<sup>2</sup> terrace. In addition, the property has two underground garages/storage rooms measuring 57 m<sup>2</sup> and 53 m<sup>2</sup>, offering over 100 m<sup>2</sup> of ancillary space and a wide range of potential uses. Outside, the 1,500 m<sup>2</sup> plot features a generous 10 x 5-metre swimming pool, set in surroundings that lend themselves to a major project to transform and enhance the spaces. 320 m<sup>2</sup> of living space, 1,500 m<sup>2</sup> of land, a swimming pool and the centre of Saint-Tropez within walking distance: a combination that has become particularly rare on the Saint-Tropez property market. A property well worth exploring for the quality of its location, its generous proportions and its remarkable potential for appreciation.



