



BORMES-LES-MIMOSAS 83230 FRANCE

€1,369,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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“A rare opportunity with sea views” Just a few minutes from the charming village of Bormes-les-Mimosas and around 5 km from the beaches, discover this rare property boasting a prime location, magnificent sea views and unspoilt surroundings. Set on a plot of over 2,500 m², the property comprises a charming villa and a building plot with planning permission already granted and all appeals exhausted. A CHARMING PROVENÇAL VILLA Accessible via a motorised gate, this single-storey villa offers approximately 130 m² of living space.

**127 m,
2500 m Plot size,
Swimming pool**

€1,369,000



It features a beautiful, particularly light-filled living area facing south/south-east, with an open-plan kitchen and large windows overlooking the grounds and the sea. The sleeping area comprises three suites, offering comfort and privacy. Outside, the landscaped garden featuring Mediterranean plants boasts a beautiful 8 x 4 m swimming pool, several terraces and areas shaded by electric awnings. The property as a whole enjoys remarkable sea views and a peaceful atmosphere, with no overlooking neighbours. An ideal property as a second home, and also particularly well-suited to a holiday let. A BUILDING PLOT WITH A VALID PLANNING PERMIT In the upper part of the property, a plot of approximately 900 m² enjoys an elevated position and a beautiful sea view. A building permit has been granted and is valid, allowing for the construction of a contemporary villa of approximately 140 m² comprising a living room, an open-plan kitchen, four en-suite bedrooms, a garage, a lovely terrace and an infinity pool. The plot is serviced; earthworks have already begun and the start of construction has been notified. A particularly rare opportunity to build a second home in a privileged setting, or to bring a genuine heritage project to life. A SOUGHT-AFTER LOCATION



• A few minutes from Bormes-les-Mimosas • Approximately 5 km from the beaches • 25-30 mins from Toulon-Hyères Airport • 40-45 mins from Saint-Tropez • Close to major road links A rare property combining sea views, a charming villa and building land with planning permission already granted. A property offering a wealth of possibilities, ideal for a family home, a multi-generational project or a long-term investment. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr The property is situated in an area subject to a mandatory brush-clearing requirement. Aline Prévot Luxury Property Consultant COLDWELL BANKER BEAU RIVAGE +33 (0)6 24 31 65 89 aline.prevot@coldwellbanker.fr EI RSAC Toulon 911 952 109



