



BORMES-LES-MIMOSAS 83230 FRANCE

€3,730,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Set within the highly sought-after Domaine du Gaou Bénat, this elegant property enjoys a particularly privileged location, just a five-minute walk from the estate's sandy beach. Set on a flat 2,750 sqm plot, the property offers an exceptionally peaceful and private setting, with no overlooking neighbours. The beautifully landscaped and meticulously maintained garden is one of its defining features, generously planted with Mediterranean species and abundant flowering, creating an intimate and soothing atmosphere throughout. The house is distinguished by its generous proportions and abundant natural light.

**250 m,
2750 m Plot size,
Swimming pool**

€3,730,000



The ground floor comprises a welcoming living and dining area, a kitchen, and three en-suite bedrooms, including a spacious master suite. A study completes this level. On the garden level, two additional bedrooms share a shower room. This level also features a gym and a wine cellar, adding to the property's generous and thoughtfully designed living spaces. Outside, the property naturally centres around the landscaped garden and a heated 10 x 4.5 metre swimming pool, fitted with massage jets. A space designed equally for relaxation and for enjoying time with family and friends. A double garage completes the property. Yet it is the property's exceptional connection to the sea that truly sets it apart. A private gate at the end of the garden provides direct pedestrian access to the estate's sandy beach, just a few minutes away. A rare privilege, allowing the unique lifestyle of Gaou Bénat to be enjoyed every day. A private and guarded estate, Gaou Bénat offers a wonderfully preserved setting between Mediterranean vegetation and the sea, with its beaches, tennis courts, sailing club and waterfront restaurant. A privileged environment where one can effortlessly move from home to beach, from garden to sea, in an atmosphere that is both discreet and welcoming.



A true gem in the heart of one of the French Riviera's most sought-after private estates, combining space, privacy, nature and an exceptional proximity to the sea. Agency fees payable by vendor - Sonia MARNAS - Agent commercial - EI - RSAC 839256252



