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Ref: A37804JDH83 Price: 2 800 000 EUR

agency fees to be paid by the seller

Exceptional Provençal Villa with Panoramic Sea Views & Infinity Pool – Cap Nègre, Le Lavandou, Côte d'Azur















INFORMATION

Town:	Le Lavandou
Department:	Var
Bed:	4
Bath:	3
Floor:	165 m2
Plot Size:	1180 m2

IN BRIEF

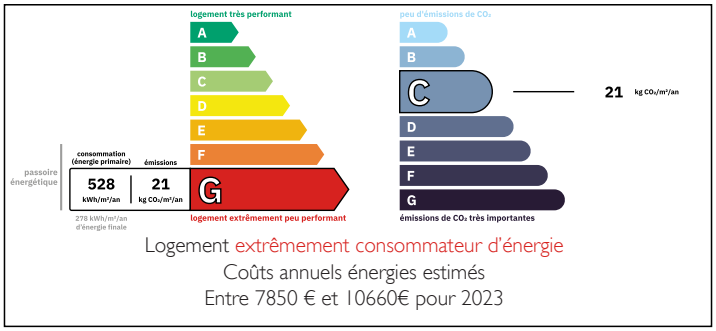
Set within an exclusive and secure private domain , Sur le Cap Nègre, this exceptional Provençal villa enjoys breathtaking panoramic views over Cavalière Bay and the Îles d'Or, with the Mediterranean beach just a short walk away.

The villa offers four spacious bedrooms, three stylish bathrooms, an elegant living room, adjoining dining room and fully equipped kitchen, complemented by a garage and cellar.

Beautifully landscaped Mediterranean gardens surround the property, with several terraces offering sun, shade and spectacular sea views throughout the day. The stunning infinity pool appears to merge seamlessly with the azure Mediterranean beyond.

A rare opportunity on the French Riviera, combining Provençal charm, privacy, generous living spaces and outstanding sea views, close to the beaches of Le Lavandou.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 7850 € et 10660€ pour 2023

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

Set into the hillside within an exclusive and secure private domain, Sur le Cap Nègre, Le Lavandou, this exceptional Provençal villa enjoys breathtaking panoramic views across Cavalière Bay, the Mediterranean Sea and towards the Îles d'Or. Combining authentic Provençal character, generous living spaces and outstanding outdoor areas, this is a rare opportunity to acquire a prestigious sea-view property on the French Riviera, with the beach within walking distance.

Built into the natural slope of the hillside, the villa has been cleverly designed to maximise its spectacular setting and Mediterranean views. The main entrance is situated on the upper level, where the character of the property is immediately apparent. High sloping ceilings, beautiful exposed timber beams and abundant natural light create a warm and elegant Provençal atmosphere.

Two spacious bedroom suites on the upper level
The impressive master suite measures more than 30 m² and benefits from its own en-suite bathroom with a distinctive circular walk-in shower and WC. French doors open onto a private terrace, filling the room with natural light and providing a wonderful place to enjoy the panoramic sea views from the moment you wake up.

The doors also allow the refreshing Mediterranean sea breeze to flow through the room, providing natural ventilation during the warmer months.

A small private hallway leads to the second bedroom suite, measuring almost 20 m². With its sloping ceiling and exposed wooden beams, this bedroom has plenty of Provençal character. It features an en-suite shower room with walk-in shower, a separate WC and, most importantly, its own private terrace overlooking the Mediterranean.

Impressive living spaces overlooking the...