



Saint-Tropez : New Villa with Sea View by the Beach

For sale

Sole agent

3 750 000 €

Product type House	City Saint-Tropez	Country France	Living area 152 m²
Land area 500 m²	Total area 250 m²	Bedrooms 5	Bathrooms 5
Parking 1	Box 2	Condition New	Ref. 11565

GASSIN - SAINT-TROPEZ

Situated within an exclusive secure domaine of just eight villas, a contemporary five-bedroom residence ideally located at the entrance to Saint-Tropez, only 2 km from the port and village centre.

Offering approximately 152 m² of net habitable accommodation on one level, the villa features a bright open-plan living and dining area with a fully equipped kitchen and breakfast bar, opening onto expansive terraces, landscaped gardens and a heated 12m x 6m swimming pool with sea views.

In addition to the principal accommodation, the lower level comprises a 45 m² fitted walk-in dressing room, a fifth guest suite with en-suite bathroom, and approximately 20 m² of laundry and storage space, bringing the villa's total usable interior area to approximately 220 m², plus a 60 m² double underground garage accessed via a car lift.

A landscaped and illuminated garden benefits from an automatic irrigation system and extends towards the waterfront. Residents enjoy access to a sandy beach approximately 80 metres from the property, owned by the private domaine.



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Page
1/3

Ref. : 11565

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Features include reversible air conditioning, alarm system, automatic shutters, large sliding bay windows, two exterior parking spaces, extensive entertaining terraces, outdoor dining and barbecue areas, and excellent rental potential.

The property is sold through the acquisition of a dedicated para-hôtelière company structure, specifically established for luxury rentals, with an estimated gross annual rental income of approximately euros240,000 per annum.

A rare turnkey opportunity combining contemporary comfort, strong investment credentials and one of the most convenient locations in the Gulf of Saint-Tropez.



