

1 560 000 €

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For sale house

6 rooms

Surface : 280 m²

Surface of the living : 100 m²

Surface of the land : 1348 m²

Year of construction : 2018

Exposition : Sud est

View : Aperçu mer

Hot water : Thermodynamique

Inner condition : excellent

External condition : exceptional

Couverture : roof terrace

Features :

POOL, pool house, double glazing,
Laundry room, Automatic gate, CALM

4 bedroom

3 terraces

1 bathroom

3 show ers

1 garage

10 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel



House 1309 Saint-Aygulf

FOR SALE – Exceptional House in Saint-Aygulf with Panoramic Sea View Nestled in the peaceful heights of Saint-Aygulf, in the heart of a cul-de-sac guaranteeing peace and privacy, discover this sumptuous contemporary villa built in 2018 with high-end materials and rare attention to detail. This luxury, south-facing property offers breathtaking sea views from each of its main rooms. Offering generous living space, it spans three levels, each served by a lift that meets PRM standards. GROUND FLOOR: • Entrance with fully paved parking. • 195 m² insulated garage that can accommodate more than 5 vehicles, including: • Cold room, • Professional wine cellar, • Technical room. • Fully equipped cellar/laundry room with ironing area, WC and sink. 1ST FLOOR: • Elegant main entrance also accessible from the outside, with a personalized door. • Large hall with 28 m² dressing room. • 4 suites, including 3 facing south with sea view. • The master suite has a superb dressing room and access to a private terrace currently being fitted out with a jacuzzi facing the sea. 2ND FLOOR: • 200 m² living room bathed in light, fully opening onto terraces with breathtaking sea views. • Contemporary kitchen with direct access to a large terrace equipped with a summer kitchen and a bowling green. TECHNICAL SERVICES: • Underfloor heating. • Air conditioning by heat pump. • Thermodynamic water heater. • Infinity pool with electrolysis or chlorine filtration system. □ An exceptional property, rare on the market, combining

