

Price on request

Contact agency

Scandimmo

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / tw immo@franskbolig.fr

For sale house

6 rooms

Surface : 126 m²

Surface of the living : 35 m²

Surface of the land : 640 m²

Year of construction : 1982

Exposition : Sud est

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

POOL, CALM, Beach walk, Walking distance to shops, double glazing, Volets en bois

5 bedroom

1 terrace

4 bathrooms

4 WC

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

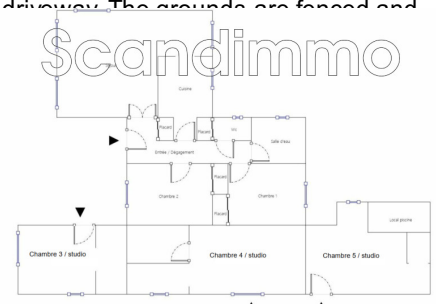
Document non contractuel

19/09/2025 - Prix T.T.C



## House 831 Bormes-les-Mimosas

OFFER ACCEPTED (subject to conditions) Lovely detached house with swimming pool, in a sought-after area. 5 bedrooms, including 4 en suites. Ideal location, walking distance to the beach and amenities! SIGNIFICANT PRICE DROP, SEE BELOW. There bright and pleasant house. It is located in the La Favière district, in the charming town of Bormes les Mimosas, in a sought-after residential area, particularly quiet and secure. It is about a 10-minute walk from the beach, the port, and one of the most beautiful bays in the world (according to this article from France Bleu: [www.francebleu.fr/infos/environnement/la-baie-de-bormes-les-mimosas-parmi-les-plus-belles-du-monde-6404459](http://www.francebleu.fr/infos/environnement/la-baie-de-bormes-les-mimosas-parmi-les-plus-belles-du-monde-6404459)). Contact us at 07 83 38 47 09 or by email ([fm@franskbolig.fr](mailto:fm@franskbolig.fr)) for any information. Total building area (footprint): 209 m2. Area calculated according to the Carrez law: 126 m2. The house is composed of a 3-room apartment with a separate kitchen, shower room and toilet, and 3 studios equipped as separate bedrooms with individual access (it is possible to equip them with kitchenware if necessary). In total, this makes 5 bedrooms, 4 shower rooms and 4 toilets. There is a beautiful pool area with a large paved surface, which greatly limits the need for maintenance. Pool surface area: 33 m2. A technical room for the pool, two small sheds, and a hidden outdoor shower complete the amenities of this house. It is possible to park two cars, one under the porch and the other in the access driveway. The grounds are fenced and



the kitchen (functional but a little old), air conditioning. About BORMES les MIMOSAS. Bormes-les-Mimosas is a picturesque little town near Le Lavandou, with charming little streets, colorful houses, castle ruins, restaurants, cafes, and shops, and just a short distance from renowned vineyards. The area offers excellent hiking and exploring opportunities. Close to the sea is the La Favière district with its port and beaches and access to a rich selection of maritime activities.

Fees and charges :

Annual current expenses 140 €

Well condominium

15 lots in the condominium