



**NEO-PROVENÇAL STYLE VILLA LOCATED CLOSE TO THE BEACHES OF SALINS
AND THE CENTRE OF THE VILLAGE.**

SAINT-TROPEZ, VAR COAST, FRENCH RIVIERA, 83990

Asking Price €3,350,000



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- Close to the beaches of Les Salins and the centre of Saint-Tropez
- South facing • Land of 3.448 sq m
- Patio • Terraces • Swimming pool
- 144 sq m
- EPC = in process

Description

Charming individual villa built in 1992 and extended and fitted out in 1994, with a given surface area of approximately 144.13 sq m (habitable) + 15.57 sq m of annexes surfaces (to be confirmed).

The whole on one level is built on a fully landscaped plot of land of 3.448 sq m and with a square of vines, the whole is composed as follows : an entrance hall opening onto a living room with fireplace, a dining room, a fully fitted kitchen - all opening onto a large covered terrace, a guest toilet, a master bedroom with an office / dressing room and a complete bathroom with a toilet, 2 independent bedrooms with their own bathroom or showers and toilet.

A reserve.
A cellar.

A patio with a given surface area of 73.02 sq m.
Master bedroom terrace with a given surface area of 18.54 sq m.
Living room terrace with a given surface area of 18.05 sq m.
Kitchen terrace with a given surface area of 39.53 sq m.
Independent bedroom terraces with a given surface area of 18.04 sq m and 14.37 sq m.

A heated swimming pool of 10 m x 5.5 m.
A carport of 5 m x 5 m (2 cars).
Parking (6 cars).

South facing.

Land tax 2018 (Taxe foncière) : 2,328 €.
Local tax on main residence 2018 : 2,114 €.

REF : VST3350P

Agency fees at the charge of the vendor.
Fee table available online at savills.fr and on request.

Viewing

Strictly by appointment with Savills.





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