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2 bedroom New Build in Var

Cogolin , Var , Provence-Alpes-Cote d'Azur



€376,000

inc. of agency fees

2 Beds 1 Baths 11 sqm 63 ha

Are You Ready For Great Summer Holidays? Grimaud And Gassin, Ramatuelle, Saint-tropez, Cogolin, The Gulf Of Saint-tropez Resounds...

At a Glance

Reference MFH-
PROAN2132409

Bed 2

Land 63 ha

Near to Cogolin

Bath 1

Pool No

Price €376,000

Hab.Space 11 sqm

Land Tax N/A

Property Description

Are you ready for great summer holidays? Grimaud and Gassin, Ramatuelle, Saint-Tropez, Cogolin, the Gulf of Saint-Tropez resounds with mythical names, reminiscent of the most remarkable of the Côte d'Azur. Picturesque villages with Provencal accents, golf courses and marinas, casinos, festivals and nautical events. A permanent spell overtakes you. This magic inspired the pen of writers, lent its colors to painters, formed a dream setting for the cinema that perpetuates the legend.

Beyond the elegant entrance gate, this private domaine offers a living space for lovers of nature and confidential well-being. A subtle harmony expresses all the values of Provencal architecture. The area is open to sunshine all day long and offers beautiful visual vistas to the surrounding hills that call for a rest.

How can you imagine such a haven of peace without the prospect of a large swimming pool of 15 x 5 m. Bordered by a stone-colored solarium terrace and surrounded by wooded landscape areas, it will seduce lovers of long lazy afternoons. It is surrounded by a low stone wall. The estate competes in elegance with noble materials such as the exposed beams on the top floor, the ornate ironwork of the balustrades, the flamboyant red tiles of the roofs decorated with rows of Genoese.

Discover a rare address, 15 minutes walk from the historic heart of Cogolin, and enjoy a first-class quality of life. Taking advantage of an ideal address, 10 min from the coast, the residence embodies all the elegance of Provence, with its deep colors and its Genoese tiled roofs.

The 2 to 4-room apartments with gardens up to 107 m² offer ideal comfort and have access to the residence's private swimming pool. A balanced and confidential address, a stone's throw from shops and schools. Cradled by a generous surrounding nature, the estate pays homage to the Provencal art of living in a unique style inspired by its rural atmosphere. The location is filled with luxury villa's with private swimming pools, plus a local private school.

Beauty radiates both inside and outside the apartments, enhanced by beautiful sunny balconies. Here we take time to live while contemplating the perspectives of the surrounding hills. The ground floor apartments have a terrace that opens onto a private garden for mild afternoons under the cool of the trees. For those who prefer more private spaces, the top floor apartments have intimate balconies in the spirit of Saint-Tropez, revisited and protected by the roof of the bastide.

Close to Cogolin beach

Cogolin beach is 400 meters of sand and offers a wide and peaceful panorama on the Gulf of Saint-Tropez. A beach that offers you the dream holiday, far from the traffic lanes and the comfort of the nearby amenities: two restaurants on the waterfront, a nautical base open all year round, a beach volleyball court, showers and a large shaded car park.

This year, in July and August, the town of Cogolin launched "Lire à la Plage", a library outside the walls, installed on the sand of the beach. It is free and open three times a week to the delight of young and old. There are novels, magazines, comics and other reading materials. Sheltered by reeds, sun loungers and bean bags are available for reading on site or borrowed for reading on the beach. From July to September, a reception and tourist office is open at the entrance to the beach car park.

Summary

Property type:	New Build and Off-Plan
Bedrooms:	2
Bathrooms	1
Price	€376,000

Key Information

Internal Area:	11 sqm
Land Area:	63 ha

Location: Provence-Alpes-Cote d'Azur



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S. and L. BROWN



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