



CONTEMPORARY VILLA | 4 BD

HEATED POOL | VIEW HILLS & COUNTRYSIDE
RESIDENTIAL AREA | NEARBY THE VILLAGE CENTER

📍 **LE PLAN-DE-LA-TOUR**

€940,000

REF : V114M123



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SINGLE-STOREY VILLA | 4 BD | HEATED POOL | LE PLAN-DE-LA-TOUR (83120)

CONTEMPORARY DESIGN | VIEW OVER THE COUNTRYSIDE & HILLS | 500M TO THE VILLAGE CENTER

This **Mediterranean-style** villa with **contemporary design** (built in 2020) is as appealing for its **well-thought-out interior layout** as it is for the **high-quality features** it offers.

A **spacious, air-conditioned living area** (43 sqm), with an open-plan kitchen, opens through large sliding glass doors onto a **covered terrace** and extends to the **pool area, paved with travertine**.

The night area comprises **four bedrooms**: a **master bedroom** (12 sqm) with en-suite shower room, and **three additional bedrooms** (11 sqm each) sharing a shower room and separate WC. All bedrooms benefit from large built-in wardrobes. A practical utility/laundry room completes the interior.

The **8 x 4 m heated swimming pool is equipped with an automatic cover system**. The pool house takes the form of a charming stone cabin, also useful for storing outdoor furniture. The covered terrace separating the living area from the pool is fitted with a **bioclimatic pergola, allowing for optimal enjoyment of outdoor dining**.

The 980 sqm **landscaped and fully enclosed plot**, planted with olive trees, fig trees, and palm trees, offers pleasant **views over the countryside and the hills of the Gulf of Saint-Tropez**. Access is via a large automatic gate. Finally, a shaded pétanque court provides the perfect setting for convivial moments.

Located just an **8-minute walk from the village center**, in a **quiet cul-de-sac with little traffic**, this property is ideal both as a primary residence and as a holiday home.

FEATURES

- Living room **43 m2**
- Kitchen **Open-plan / Fitted**
- Laundry room **Yes**
- Bedrooms **4**
- Bathrooms (showers) /WC **2 / 2**
- Covered terrace **Yes**
- Swimming pool **Heated / Salt-treated**
- City clear water & sewage **Yes**
- Automatic pool cover and entry gate **Yes**
- Number of inside parking space **6**

INFORMATIONS

- Selling price **€940,000**
- Property inland tax **€2,200**
- Property subject to co-ownership **No**
- Agency commission paid by the seller **3%**

For further information, please call Christophe Reynier on **+33 679 837 736** or write to contact@agencereynier.com



113 M²



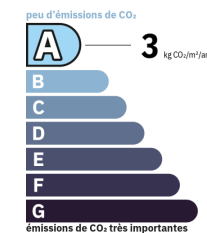
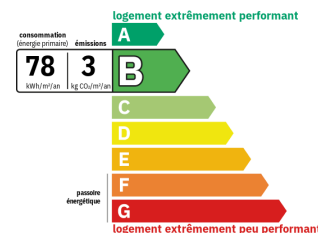
6 PIECE(S)



4

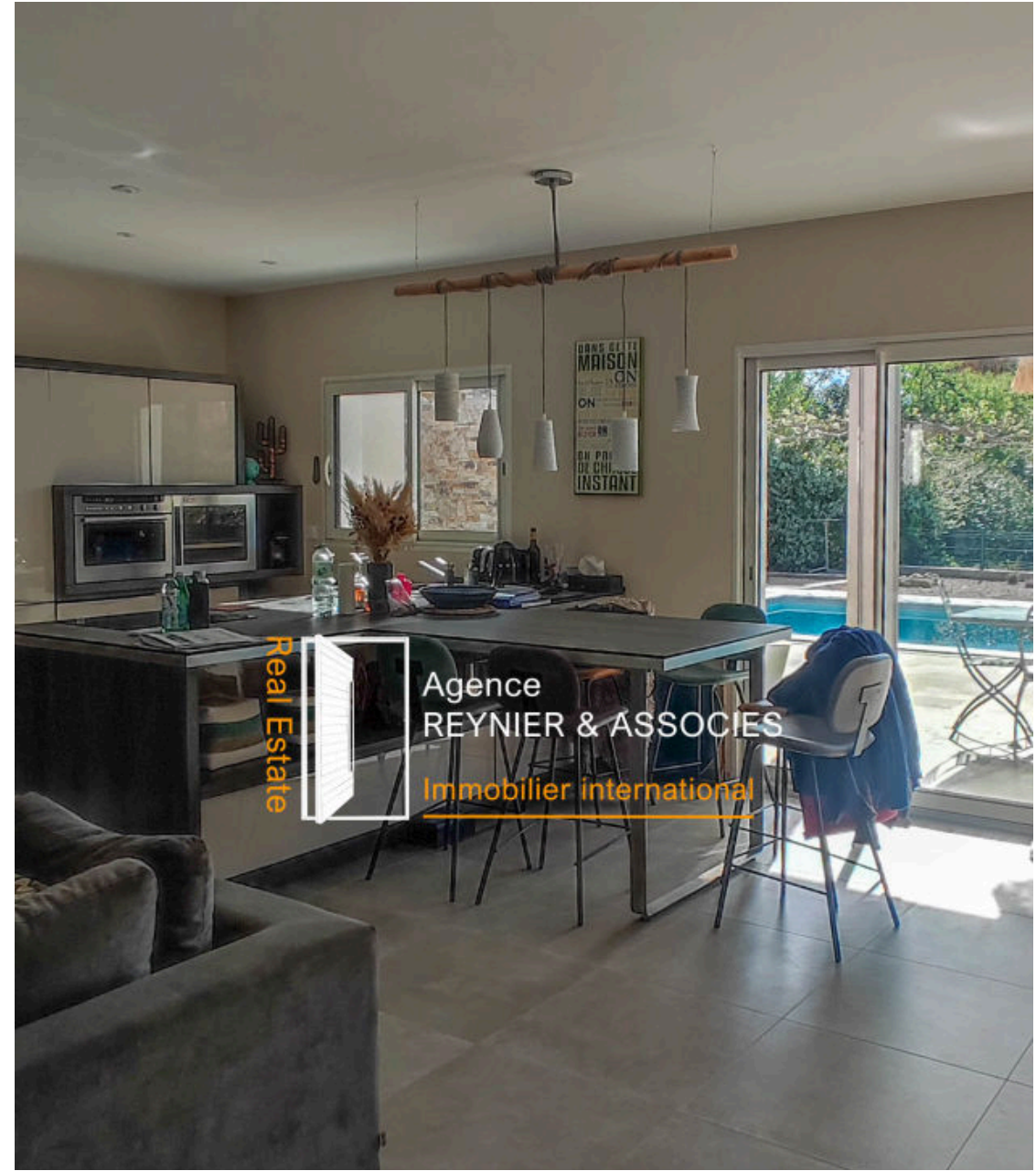
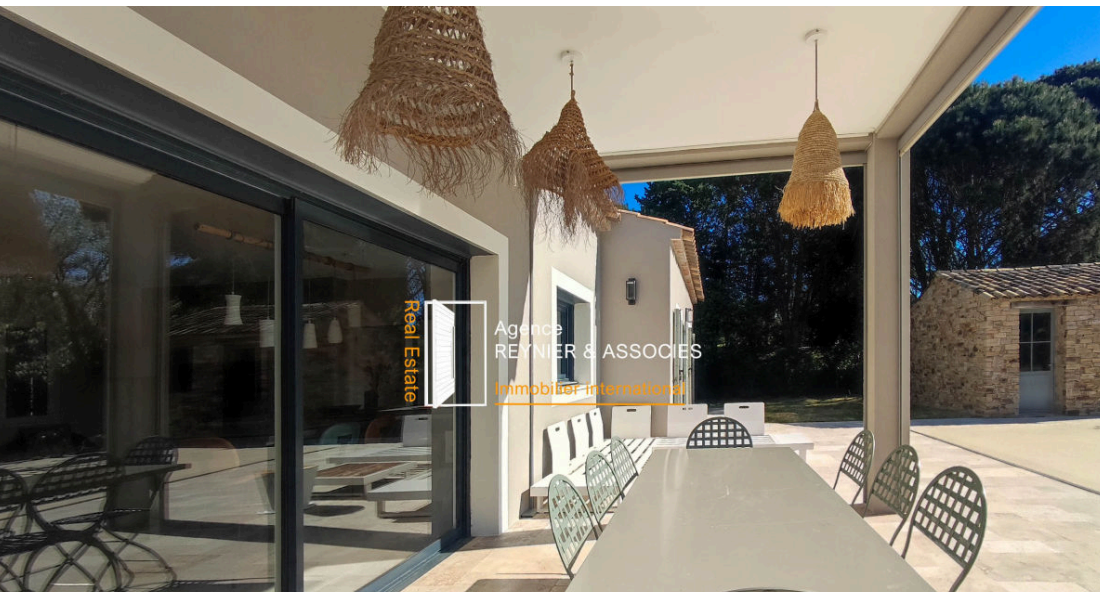


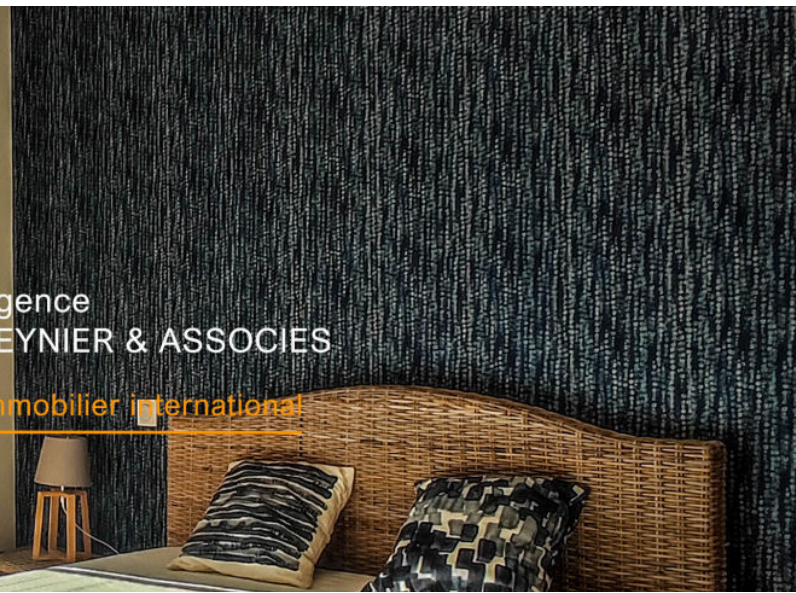
980 M²



Estimated amount of annual energy expenditure for this accommodation for standard use is between 880 € and 1230 € sur les années de références 2021, 2022 et 2023.

The floorplan of this villa is available on www.agencereynier.com







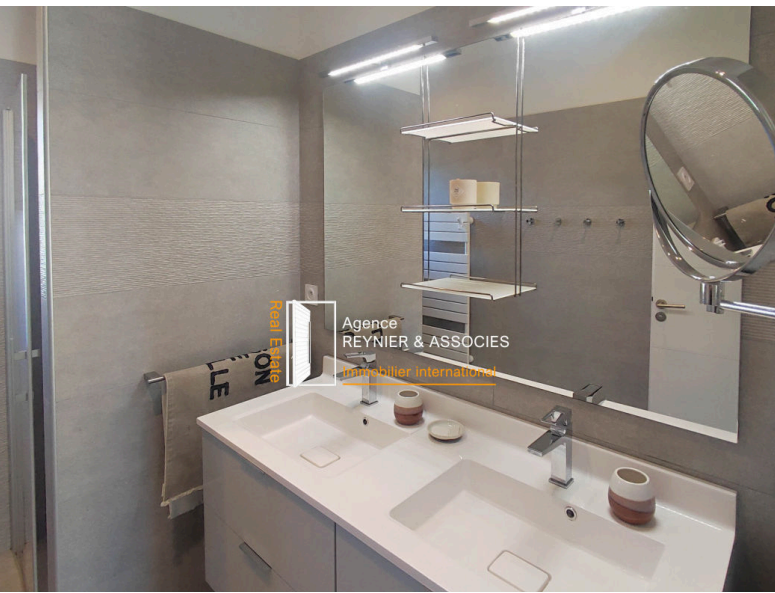
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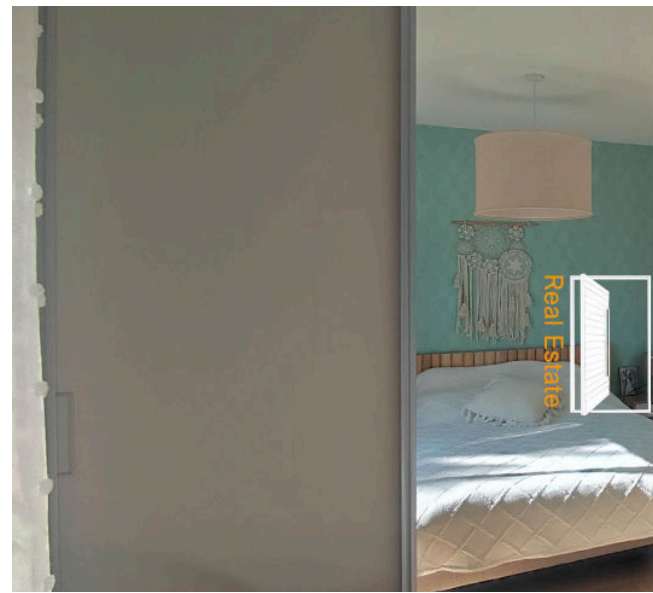
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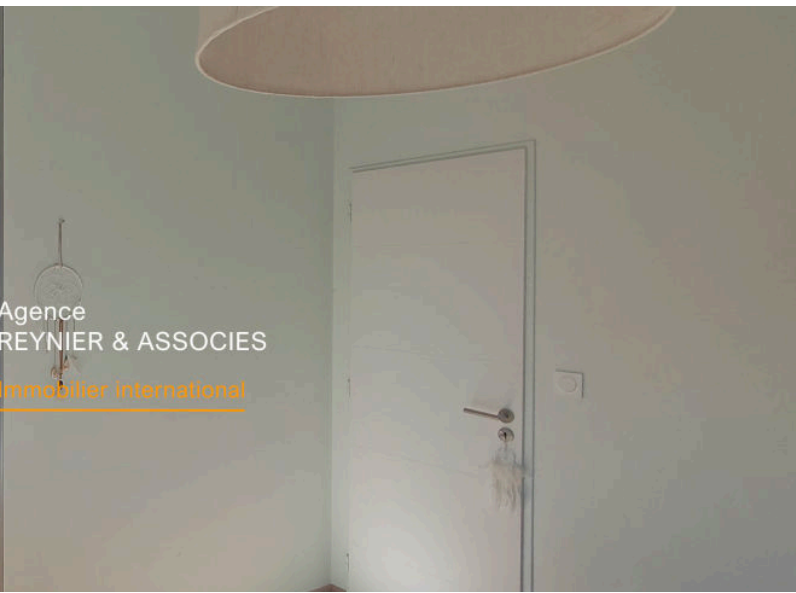
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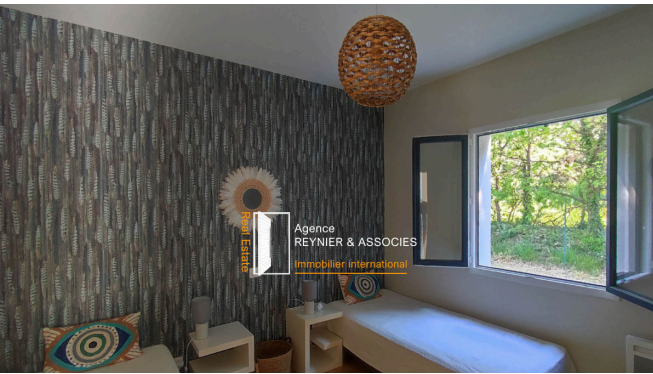
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