

# France

## Cap Bénat

Ref FRV102

- 7 BEDROOMS
- INFINITY SWIMMING POOL
- SEA VIEWS
- GYM & ENTERTAINMENT ROOM
- SHARED TENNIS COURTS
- LIVE IN HOUSEKEEPER
- 800 METRES FROM SANDY BEACH
- 25 MINUTES FROM TOULON AIRPORT



An exceptional brand new contemporary build with sea views and set in 4500m<sup>2</sup> of land with 820m<sup>2</sup> of living space. The property is situated on the beautifully unspoilt private and secure estate of Cap Bénat and accommodates up to 14 guests. There are 5 guest bedrooms in the main house and a 2 bedroom guest house.

The entire property has been built on various levels ensuring privacy for guests and has plenty of open spaces thus offering bright interiors which have been furnished and decorated to a very high standard. It is fully air conditioned and has wireless internet access throughout.

The main entrance leads into a reception room with bench seating and a double sided fireplace. The open-plan sitting room with L shaped white leather sofa and a dining room to seat up to 14 guests have floor to ceiling sliding doors opening onto a large partly covered terrace overlooking the swimming pool. This terrace is ideal for outside dining. The huge, modern and fully equipped kitchen with central island and bar area also includes a spacious terrace for enjoying breakfast.

A stairway from the entrance leads up to the first bedroom, a master with private terrace overlooking the pool, sea views and a shaded Jacuzzi. There is large en suite bathroom with bath tub and separate shower and dressing room.

Stairs from the dining room lead to the lower floors where there are 4 further bedrooms all of which open out onto the pool terrace. Bedroom 2 is another master with en suite bathroom with bath tub and separate shower. Also on this level is a twin/double bedroom with en suite bathroom with shower and dressing room.

Also on the lower floor is the superb entertainment room with projector and home cinema and a Wii. There is also a bar area for serving drinks. This room leads into a spacious gym with wall-mounted plasma television and a guest bathroom with rain shower. Sliding doors lead out to the pool terrace.

A few steps lead down to bedroom 4, a twin/double and 5, a double bedroom. Both have a shower room.

The guest house has a spacious 3<sup>rd</sup> Master bedroom with terrace overlooking the pool area. It has superb en suite bathroom with circular bath tub and separate shower. Here there is also a further bedroom with bunk beds and doors opening onto a lawned terrace. This room has a small en suite shower.

The exteriors are quite exquisite and include a 13 x 13 metre infinity swimming pool (heated upon request and at an extra charge) with decking for sunbathing. There is also a covered summer kitchen with traditional built-in wood barbeque and outside dining. Here is also a sitting area with sofas and large parasols for shade.

