

# FRANCE

## St Tropez

Ref FRH72

- 5 + 3 BEDROOMS
- 5 + 3 BATHROOMS
- 16 METRE SWIMMING POOL (Heated upon request)
- SEA VIEWS
- 5 MINUTES FROM TOWN CENTRE
- 10 MINUTES FROM BEACHES



Located in the very desirable area of St Anne's between Route des Plages and the town and in an elevated position with superb views of the Bay of St Tropez to the Alps is this newly renovated 8 bedroom fully air conditioned villa.

The property has beautifully manicured fully enclosed terraced gardens accessed via electric gates and there is covered parking for 4 cars. To the front of the villa is a large lawned area surrounded by flower beds, a pergola with sofas, perfect for that evening cocktail, and a pergola covered outside dining area, both benefitting from the lovely sea views.

The 16 x 7 metre swimming pool is located on a lower level and completely fenced so very safe for children. There are extensive sunbathing terraces here as well as comfortable seating and a guest bedroom with en-suite shower room and its own sitting room.

The interiors are light and spacious and have been beautifully furnished. From the hallway you enter a double aspect lounge with feature fireplace and ample seating area. There is a separate formal dining room and a stunning modern and fully equipped kitchen with Central Island.

On this level there are 4 principal bedrooms each with their own bathroom, three to one side of the villa and a fourth accessed either from the kitchen or by a door from the garden. An elevator or stairs can be used to access the lower floor where you will find a pool room, a professionally equipped laundry and three more double bedrooms. Whilst these bedrooms are large and each has an en-suite shower room and are beautifully furnished they do have restricted natural light so perhaps better for staff, teenager or perhaps overnight guests.

**A really superb quality property in an excellent location.**

