



10 ROOMS | 6 ROOMS | 450 M<sup>2</sup> | 4300 M<sup>2</sup> LAND | SWIMMING POOL

**€19,700,000**

Fees payable by the seller

PRIVATE DESK II | 06 03 98 66 57  
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# Exclusive Seafront Luxury Villa in Ramatuelle - Côte d'Azur Sotheby's International Realty



An exceptional villa built on the top of the hill facing the bay of Pampelonne.

Located in a quiet residential area within walking distance to the beach and the famous "LE CLUB 55". This wonderful villa settled in the heart of a 4300 sqm magnificent and landscaped garden with a swimming pool offers a breathtaking sea view.

This luxury villa is proposed by Côte d'Azur Sotheby's International Realty, your expert real estate in Saint Tropez.

REF. CA9-540









€19,700,000

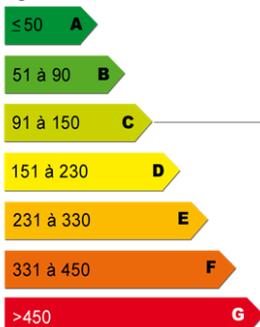
Fees payable by the seller

Co-ownership

Information on the risks to which this property is exposed is available at : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)



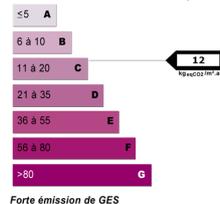
Logement économe



Logement

120  
kWh<sub>EP</sub>/m<sup>2</sup>.an

Faible émission de GES



Logement

12  
kgCO<sub>2</sub>/m<sup>2</sup>.an

Forte émission de GES

Logement énergivore

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RCS Frejus B 439 180 951 - CPI card CCI VAR n° : CPI 83042021000000010

Non-contractual information

#### KITCHEN

1 Kitchen **Separate, equipped**

#### ROOMS

1 Entrance

1 Dining room

1 Lounge

6 Bedrooms

6 Water rooms

8 WC

#### EXTERIOR

1 Terrace **480 m<sup>2</sup>**

1 Swimming pool  
25 mètres

#### ANNEXES

1 Caretaker's house **55 m<sup>2</sup>**  
guest house

1 Garage **70 m<sup>2</sup>**  
Level : 0