

# French Properties

ONLINE

€699 000

5 bedroom house

Surface : 126 m²

Surface of the living room: 35 m²

Surface of the land: 640 m²

Year of construction: 1982

Exposition: southeast

View : garden

Kitchen: fitted kitchen

Hot water: electric

Heating: electric

Inner condition: good

External condition: good

#### Features:

pool, calm, beach walk, shops at walking distance, double glazing, Volets en bois

5 bedroom

1 terrace

4 bathrooms

4 WC

1 parking

Energy class (dpe): E

Emission of greenhouse gases (ges): B

Document non contractuel

22/05/2025 - Prix T.T.C



## House 831 Bormes-les-Mimosas

OFFER ACCEPTED Beautiful detached house with swimming pool, in a sought-after area. 5 bedrooms, including 4 en suites. Ideal location, walking distance to the beach and amenities! SIGNIFICANT PRICE DROP, SEE BELOW. This bright house is well maintained both inside and out. The property is located in the La Favière district of the charming town of Bormes les Mimosas, in a sought-after residential area that is particularly quiet and secure. It is about a 10-minute walk from the beach, the port, and one of the most beautiful bays in the world (according to this article from France Bleu: [www.francebleu.fr/infos/environnement/la-baie-de-bormes-les-mimosas-parmi-les-plus-belles-du-monde-6404459](http://www.francebleu.fr/infos/environnement/la-baie-de-bormes-les-mimosas-parmi-les-plus-belles-du-monde-6404459)). Total building area (footprint): 209 m2. Area calculated according to the Carrez law: 126 m2. The house is composed of a 3-room apartment with a separate kitchen, shower room and toilet, and 3 studios equipped as separate bedrooms with individual access (it is possible to equip them with kitchenware if necessary). In total, this makes 5 bedrooms, 4 shower rooms and 4 toilets. There is a beautiful pool area with a large paved surface, which greatly limits the need for maintenance. Pool surface area: 33 m2. A technical room for the pool, two small sheds, and a hidden outdoor

