



VENDÔME ESTATE



LUXURIOUS VILLA - GOLF RESORT - 8 ROOMS - LE VAR

LE VAR

On request

Villa
300,0 m² 3.500,0 m²

Rooms: 8
Bedrooms: 5

Bathrooms: 4

Located in the prestigious private estate of Terre Blanche (Le Bois Fleuri sector), spanning 266 hectares and featuring two 18-hole golf courses, a spa, a 5-star hotel and Michelin-starred restaurants, this modern 300 m² family villa built in 2017 on a 3,500 m² wooded plot is spread over three levels.

On the ground floor you will find a spacious living room, a dining room, a fully equipped modern kitchen, an office as well as a comfortable bedroom and an elegantly designed bathroom.

The upper floor houses four decorated bedrooms, a walk-in closet and three bathrooms.

The villa's basement includes a well-equipped laundry room.

Outside, there are two separate garages and a beautiful covered terrace perfect for outdoor dining. The pool house equipped with a billiards table is dedicated to relaxation and entertaining guests. The pool measures 14 meters long by 5 meters wide and offers breathtaking views of the surrounding countryside. In addition, the villa

has a luxurious jacuzzi.

This stunning villa offers the perfect blend of understated luxury, contemporary comfort and an exceptional natural setting. A rare address for those who value security, golf and premium amenities located only 45 minutes from Nice Airport and 30 minutes from Cannes.

Information on the risks to which this property is exposed is available on the G orisks website:
www.georisks.gouv.fr







Details

- Large living room
- Dining room
- Equipped kitchen
- Study
- 5 Bedrooms
- 4 Bathrooms
- Laundry
- 2 garages
- Le pool house
- Swimming pool with jacuzzi

Additionally

- Luxury amenities
- Exclusive address
- Le golf 18
- Spa
- Restaurants
- 45 min from l'aéroport of Nice
- 30 min from Cannes

Legal information

- Énergie **74 kWhEP/m².an (C)**
- Énergie **13 kg CO2/m².an (C)**
- Charges 1 300 Euros/mois
- Agency fees payable by the seller
- Loi Carrez 265m2
- Total surface 300m2
- Land 3 500m2

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