



## Villa in Brignoles,

83170, Brignoles, Var, Provence-Alpes-Côte D'azur

\* Available \* 3 Beds \* 1 Bath \* 150m2

Sale - Villa Brignoles

€750,000

Ref: 1149

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**French Entrée** 

## Property Description

On the commune of Brignoles, in absolute calm, superb villa offering an exceptional living environment. Located in a sought-after neighborhood, this property will seduce you with its top-of-the-range features and meticulous design. The villa extends over 2 levels offering a living space of 150 m<sup>2</sup>, with a spacious living room comprising a lounge, a living room, a fitted kitchen and a library, a corridor leading to a first large bedroom of 20 m<sup>2</sup> with its private bathroom opening onto a south-west-facing terrace, a second bedroom, an office and a toilet. Upstairs, you'll discover a parents' area with bedroom, dressing room, shower room with sauna and separate toilet, offering optimal comfort. A 73 m<sup>2</sup> basement features a games room and home cinema, offering endless entertainment possibilities.

The exterior is not to be outdone! The property features a pool house with summer kitchen, shower and toilet, ideal for entertaining family and friends outdoors. A 13 x 4 m swimming pool with submerged cover and heat pump, as well as a 6-person Jacuzzi, guarantee unforgettable moments of relaxation. In addition, a high-quality outdoor speaker system and a 10 sqm hammam add a touch of luxury to this property.

The villa offers a 50 sqm. double garage with exposed beams, as well as a 65 sqm. cellar in the basement, providing ample space for storage.

Additional highlights: Heating system with ducted air-conditioning and geothermal underfloor heating, ensuring optimal thermal comfort all year round. Fully equipped marble kitchen, Bose home cinema and in-ceiling sound system (Sonos), offering an exceptional audiovisual experience. Custom-built library with integrated wine cellar and fireplace with insert, creating a warm and welcoming atmosphere. Indoor and outdoor alarm system with external cameras, guaranteeing security and peace of mind.

Don't miss the opportunity to own this exceptional villa. Contact us now to arrange a viewing or for further information. This is a unique opportunity not to be missed!

## Gallery

