



Waterfront

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Ste Maxime, Port Grimaud Area

€6,700,000 / APPROX £5,192,552

This outstanding estate offers more than 105 hectares (260 acres) of land and is located in an exceptional and completely peaceful area in the French Riviera hills, close to Sainte Maxime and St. Tropez.

While the property is completely secluded, the land runs down to the coast where you have direct access to the coast road and therefore the sea via a private lane. It is also possible to arrive at the property by helicopter.

The chateau (built in 1880 and renovated completely in 2002) stands on the top of a hill and affords stunning panoramic views down to the sea and the surrounding wooded hills. Besides the sumptuous nine-bedroomed main residence of 525m², there is also a large one-bedroomed guest apartment, a two-bedroomed caretaker's house, a studio apartment and several annexes, workshops and garages as well as a swimming pool.

The main chateau faces south and accommodation includes – Ground Floor: entrance hall, two living rooms, library, dining room, kitchen, pantry, laundry room and guest WC. There is also a separate games room. First Floor: five bedrooms and three bathrooms. Second Floor: four further bedrooms and two bathrooms. Attic: there is a large attic space which could be used for further living space if required as well as a large roof terrace offering breathtaking views down to the coast.

The guest apartment includes a kitchen, WC, TV room, dining room and bedroom. The caretaker's house offers a further 180m² of living space including kitchen, living room, dining room, two bedrooms and a bathroom. There is also a separate studio apartment, a workshop and a large garage as well as a small ruin which could be renovated into further accommodation.

Extra features include an alarm system and electric gates.

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