

## **Short Description Villa Sophie:**

---

ENJOY THE BEAUTIFUL TRANQUILITY AND A UNIQUE PANORAMIC VIEW  
OF THE GULF OF SAINT-TROPEZ

The Villa Sophie is situated on a safe, exclusive and well maintained estate, offering a unique panoramic view of the Gulf of Saint-Tropez. The Hotel de Beauvallon and the famous golf course are located close by and are within sight of the property.

This is a so-called “gated community” that is fenced off, where entry is possible only with an access code. Not only nature lovers are comfortable in the lovely ambiance created by a plentiful tree population and gorgeous gardens. Owing to strict building regulations and harmonious building design with architecture typical of the region, one can find an intact nature and tranquility that is unparalleled in Europe.

### **PROPERTY DESCRIPTION**

C. C. Leandri’s architecture, construction quality and furnishing standards meet the highest of demands. As this villa is a new project, you may, as a buyer, incorporate your individual wishes, insofar as these are deemed structurally possible. This applies to both the floor plan design as well as the choice of furnishing materials, such as flooring, sanitary items, fittings, doors etc. We will be more than happy to implement your special requests, as far as construction progress and technical feasibility permit us to do so. These measures or varying materials may involve additional costs depending on your requirements.

In addition to exclusive furnishing standards, a high quality kitchen and an extensive gardening concept are included in the purchase price. A six-figure amount is invested into gardening design alone to fulfill the estates exclusive ambience and charm, and to increase the estates amenities.

## PROPERTY & VILLA

- Large pool with a panoramic ocean view of the Gulf of Saint-Tropez
- 2545 m2 plot with a hillside, orientation and exposure towards the South
- 330 m2 of living space
- 4 double bedrooms overlooking the ocean
- 4 terraces overlooking the ocean
- Spacious, elegant living room overlooking the ocean and direct access to the pool
- The villa offers sophisticated features such as a fireplace that is visible from both inside and out
- A high-quality kitchen as well as bathroom amenities by renowned manufacturers

Detailed information on the project are available upon request at: [luxury4you@t-online.de](mailto:luxury4you@t-online.de), or as a download on our Web site [www.luxury4you.eu](http://www.luxury4you.eu)

Please explore our full portfolio on our webpage:

[www.luxury4you.eu](http://www.luxury4you.eu)

We would be happy to organize your inspection trip.  
For further information please don't hesitate to contact us.

Kind regards



Volker Michl  
Luxury4you Immobilien

