



For sale

Price on request

Product type Villa	Num rooms 4 rooms	City Saint-Tropez	Country France
Living area 164 m²	Bedrooms 3	Bathrooms 3	Parking 1
Cellar 1	Condition Work required	View Vue dégagée	Ref. soleya

Ideally located in Saint-Tropez, within proximity to the village and the Plage des Graniers, this two-level villa (R+1) enjoys a prime setting, elegantly combining accessibility with an exceptional lifestyle environment.

Nestled in a discreet residential area, the property represents an opportunity to create a bespoke villa in one of the most exclusive real estate markets on the French Riviera.

The villa is currently arranged as follows:

- **Ground floor:** kitchen, one bedroom, guest WC, boiler room, cellar, and garage
- **First floor:** living room, two bedrooms, bathroom, WC, and veranda
- **Outdoor areas:** swimming pool

The property requires renovation, yet provides an excellent foundation for an ambitious redevelopment project. Its existing volumes and layout allow for a complete reconfiguration, offering the potential to create a residence that meets the highest contemporary luxury standards: expansive reception areas, elegant suites, seamless indoor-outdoor living, and premium finishes throughout.

In a market where fully renovated, turnkey properties are increasingly scarce, and opportunities to create value are limited, this villa represents a true high-value asset with significant upside potential.



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