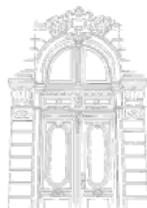


# PONCET & PONCET

*L'Immobilier d'Exception*  
FRANCE



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Exclusive Affiliate of Christie's International

# PONCET & PONCET

*L'Immobilier d'Exception*

FRANCE

EXCLUSIVE – Fully furnished contemporary villa with exceptional features, 30 meters from the beach

Set in a highly sought-after environment just steps from the shoreline, this 112 sqm contemporary villa embodies a rare lifestyle, combining elegance, absolute comfort, and high-end amenities.

From the moment you enter, generous volumes and natural light reveal a design crafted with meticulous attention to detail. The open-plan living area is perfectly arranged around an Atelier Saint Paul kitchen, enhanced by top-of-the-line Gaggenau appliances, creating a space that is both refined and inviting.

The property is offered fully furnished and equipped, featuring an exclusive selection of designer furniture and bespoke fittings from renowned brands. Each space has been thoughtfully curated with consistency and high standards:

- Beds and furnishings by Minotti
- Sofa and signature pieces by Poltrona Frau
- Furniture and seating by B&B Italia
- Elegant and functional fittings by Punt
- Premium Tempur bedding
- Outdoor furniture by Kettal, seamlessly integrated into the surroundings

The result is a harmonious and sophisticated atmosphere, showcasing noble materials and impeccable finishes.

The villa offers a ground-floor master suite, currently arranged as an office, providing great flexibility. Upstairs, three additional bedrooms complete the sleeping area, along with a well-designed dressing space.

Outside, a solid wood terrace extends the living areas, inviting you to fully enjoy the immediate proximity to the sea. A spacious and secure garage completes the property.

Features and amenities:

- Ducted air conditioning
- Video surveillance system
- Dual aspect exposure
- Custom-made joinery
- Integrated mosquito screens

A confidential property, delivered turnkey, where every detail, from furniture to equipment, has been carefully selected to offer a unique, elegant, and uncompromising living experience.

Additional photos and information available upon request.

Contact: Ivan BUCHEL – +33 6 85 51 29 99



Prix : 995 000 € FAI  
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