

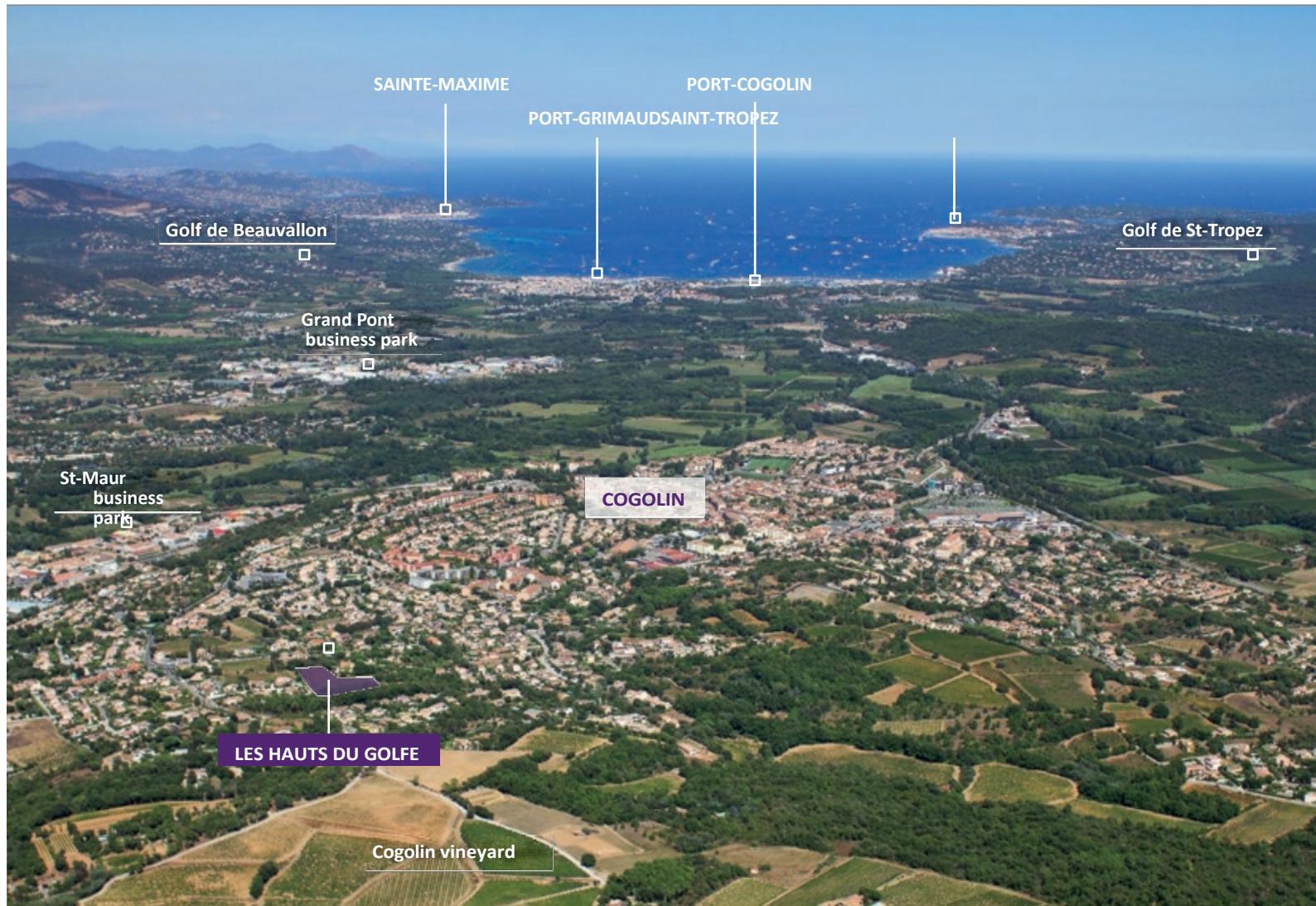
CO-PROMOTION:



COGOLIN - GOLFE DE ST-TROPEZ - LES HAUTS DU GOLFE

**YOUR DREAM PROVENCAL VILLA
BETWEEN NATURE AND DOWNTOWN**





The myth of Saint-Tropez 11 km away*



The vineyards and beach of Pampelonne 15 km away*.



Port-Grimaud, the little Venice of Provence

ALL THE FRAGRANCES OF PROVENCE IN THE HEART OF THE GULF OF SAINT-TROPEZ

If there's one place on the Mediterranean coast that's the envy of the world, it's the Gulf of Saint-Tropez.

From the mythical corsair town, now an icon of refined luxury, to Ramatuelle and Sainte-Maxime, via the "Little Venice" of Port-Grimaud, this prestigious region passionately cultivates the Mediterranean dream. With the fragrant Massif des Maures on one side, and the turquoise waters of the Mediterranean on the other, the 12 villages of the Gulf of Morbihan rival each other in charm for the most discerning epicurean.

Take time out for lunch in Place des Lices or Café Sénequier, relax on Pampelonne beach, admire the ballet of regattas during the Voiles de Saint-Tropez from the Napoleonic citadel, discover the flavors of the south as you stroll through the markets... Living to the rhythm of the Gulf is above all a state of mind reserved for a privileged few.

In the heart of Cogolin, a stone's throw from all the essentials, it's here that **Les Hauts du Golfe** has inherited an address that's seductive on many levels. An idyllic refuge between sea and nature, it invites you to see everyday life in a new light, where almost everything can be done on foot or by bike, accompanied by the song of the cicadas.



Cogolin and Grimaud, the authentic, natural side of the Gulf



Les Marines de Cogolin and the beach 7 km away*



Cogolin's Provencal markets, Wednesday and Saturday mornings

Close to everything, close to you...



260 m* from Collège de l'Assomption



A 15-minute* walk from the historic heart of Cogolin, with its charming alleyways, shops, restaurants and entertainment...



4 min* drive from hypermarket and its commercial zone



7 km away* des Plages and Port-Cogolin



9.5 km* from the St-Tropez golf course and 10 km* from Beauvallon golf course



11 Km away* of Saint-Tropez, its port and boutiques

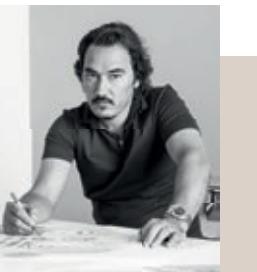


AN ISLAND OF HARMONY FOR A PRIZED QUALITY OF LIFE

In an environment where new addresses are rare, Les Hauts du Golfe enjoys a sought-after location for its calm and proximity to Cogolin's town center.

A first step into this hamlet is all it takes to appreciate the pleasant, easy-going atmosphere. Adorned with Provencal tree species and lined with hackberry and fruit trees, the driveways guide residents to the entrance of their villa. Most come with an adjoining garage and outdoor parking space, synonymous with serenity. The architectural style, a hymn to Provence, is immediately appealing. The double rows of genoises, the elaborate cornices, the window surrounds and the terracotta-tiled roofs all contribute to making each one a true authentic Provencal villa.

Perfect harmony with the spirit of the place.



Remy Martioli
Architect DPLG

"I wanted to design a residence that would harmoniously and architecturally contribute to the neighborhood.

The challenge was to find the right balance, a compromise between housing density and the creation of a quality living environment.

The project will be designed to offer sustainable architecture in a spirit of balance between traditional and contemporary regional design."





Non-contractual, atmospheric illustration of a Cogedim development.

YOUR PRIVATE VILLA WITH GARDEN LIKE A COCOON OF WELL-BEING

Finally have the keys to your own villa, built in an eco-responsible, virtuous and sustainable way that's pleasant to live in both summer and winter.

Once on the doorstep, single-storey villas come in 3 or 4-room versions. To suit all lifestyles, the most spacious 4-bedroom villas offer the opportunity to create an extra room on the garden level, such as an office, guest bedroom, workshop or playroom, resulting in a 5-bedroom villa in its own right!

All feature a pleasant private garden of up to 166 m², accessed directly from the generous kitchen opening onto the living room, which can be as large as 39 m², for even greater conviviality. This privileged setting is ideal for relaxing, with privacy preserved by hedges.

Separating day rooms from night rooms enhances comfort and peace of mind for the whole family. For even greater practicality, storage is provided in the form of dedicated closet spaces and sometimes dressing rooms, promising tidy, airy interiors to suit every decorating desire.

Synonymous with optimized sunlight, natural ventilation and improved air quality, large sliding windows enhance the feeling of well-being.

ECO-RESPONSIBLE WELL-BEING AND ENERGY SAVINGS, COGEDIM IS COMMITTED

Reflecting Cogedim's expertise, discover a selection of sustainable, aesthetic and functional services.

WELL-BEING, COMFORT AND SAFETY

- To ensure comfort all year round, heating is provided by a heat pump that also supplies the villa with hot water.
- The exterior joinery is double-glazed white PVC, for rooms that are always healthy and airy.
- Walls and ceilings are smoothly painted.
- All rooms have tiled floors.
- The living room is fitted with electric roller shutters to control the amount of light.
- The staircase uses wood as a resourceful material.
- The bathroom is equipped with a vanity unit, a washbasin electric towel rail and mirror with wall light.
- Enclosed private gardens are planted with separating hedges and equipped with a water tap.
- All villas feature terraces covered with 60 x 60 cm porcelain stoneware slabs.
- Security is guaranteed by a burglar-proof front door with 5-point A2P* security lock.
- Garage and private parking space make daily life easier (according to plans).

VIRTUOUS, SUSTAINABLE AND ECONOMICAL

- **Les Hauts du Golfe** complies with RE 2020 regulations, reducing its environmental footprint and promoting energy savings.
- Sustainable, environmentally-friendly materials are chosen from responsible local suppliers.
- Summer comfort is optimized thanks to the bi-orientation of all houses.
- Water-saving devices such as thermostatic faucets and mousseur mixers help you save water.
- Biodiversity is preserved by selecting local species adapted to the Mediterranean climate.



LET'S DESIGN A VILLA TOGETHER YOUR IMAGE

No. 1 in personalization, Cogedim gives you the opportunity to choose every detail of your home. Discover how to have a property that reflects your image by consulting our catalogs of technical and decorative options.

Les Hauts du Golfe also allows you to design your villa to suit your image, thanks to the personalized layouts and additional equipment ^{available**} such as :



A private parental area with shower room

Design your master bedroom with en-suite shower room and create your own private cocoon.



A Jacuzzi in your garden

The privilege of relaxing in a private wellness bubble, whatever the season.



An aluminum pergola on your terrace

Both stylish and functional, it provides refreshing shade during the summer months.



Automatic watering for your garden

To keep your garden green and flowering all year round, and save water with rational irrigation.



LES HAUTS DU GOLFE

1546, rue du Volcan
83310 Cogolin



*Source: Google Maps - **Depending on options. COGEDIM SAS, 87 rue de Richelieu, 75002 Paris, RCS PARIS N° 054500814 - SIRET : 054 500 814 00063 - AEI PROMOTION SAS, 53 rue d'Antibes 06400 Cannes, RCS CANNES N° B 440073767 - SIRET : 440 073 765 00016 - Photo credits : Shutterstok, ellostudio - Illustrations by Fabrice Théron and Image Doing, non-contractual, intended to express an overall architectural intention and subject to change. The illustrations presented are a free interpretation of the project elaborated by the artists. Consequently, the characteristics presented in this document are not definitive and may be modified according to technical, financial, administrative or regulatory constraints imposed on Cogedim, notably during the building permit process. These characteristics are therefore not part of the contract. Villas and gardens are sold and delivered unfinished and unfurnished. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr. Non-contractual document. Design: © comme une image - 04/2024. DO NOT THROW ON THE PUBLIC HIGHWAY.

ACCESS

BY CAR

- 11 km* from Saint-Tropez via the D98.
- 34 km* from the A8 freeway to Cannes, Nice or Aix-en-Provence and Marseille.
- 60 km* from Toulon via the D98, then the A570 and A57 freeways.

BY BUS

- 1.4 km* from the "Rond-point de Kock - Cogolin" stop, with 15 lines available.

BY TRAIN

- 48 minutes* from Fréjus TER station, regional lines to Marseille and Ventimiglia.
- 49 minutes* from Les Arcs Draguignan TGV station, national and regional lines to Paris, Lyon, Marseille, Nice...

BY PLANE

- 10 minutes* from the Golfe de Saint-Tropez international airport.
- 46 minutes* from Toulon-Hyères international airport, national, international and low-cost routes.
- 104 km* from Nice Côte d'Azur international airport, national, international and low-cost routes.