

French View

EXCEPTIONAL PROPERTIES IN FRANCE



CONTENTS

03

WELCOME

04

DOMAINES OTT

06

PIERRE FREY

64

CONTACTS

65

OUR EXPERTISE

66

OUR GLOBAL
FOOTPRINT

Welcome

We are delighted to welcome you to the 2018 edition of French View featuring a handpicked selection of properties currently for sale throughout our network.

The last 12 months have been very busy and it is particularly pleasing to report that the increase in activity which began in early 2017 continued unabated through the year leading to a record number of transactions across much of our French network. Despite the latent uncertainty surrounding Brexit talks, a recognition of Europe's general resistance to political ambiguity and the tailwinds provided by President Macron continue to fuel what has proved a remarkable turnaround in France's prime residential sector. Indeed as we approach the end of the mid way point of 2018, activity across the network remains optimistic. An abundance of snow this year in the Alps has helped drive additional enthusiasm for mountain property, investment in infrastructure has facilitated a broadened client base in Provence, and the allure of the French Riviera lives on. International buyers across all price points still hope and expect a discount, yet as sales volumes increase we are recording a consequent narrowed margin of flexibility.

With 21 carefully selected Associate offices across France and a dedicated bilingual team in London, Knight Frank remains the international agent of choice delivering a level of service and expertise unparalleled in the market today. We recognise that buying or selling in France is a big decision, and we are perfectly placed to advise and assist you as appropriate.

We do hope you enjoy this year's edition and very much look forward to helping you with the sale or purchase of a property in France. À bientôt!



MARK HARVEY
Head of European Sales
+44 20 7861 5034
mark.harvey@knightfrank.com

Domaines Ott

It is a warm, bright Autumn day on the pine-fringed Plage du Pellegrin on Southern France's Var coast, a wild, golden stretch of sand that faces the hazy silhouette of the nearby Porquerolles islands.

By Zoe Dare Hall

Few stumble across this peaceful, unkempt beach less than an hour's drive west of Saint Tropez. Fewer still know that behind an unassuming gate directly on the sand sits a vineyard whose owners can claim to be the inventors of rosé wine.

The Ancient Greeks may have first discovered the possibility of creating pink wine from fermented juice – a drink of dubious quality that was mostly for the winemaker's drunken delectation. But it was Marcel Ott, founder of Domaines Ott – the owners of this spectacularly-located seafront vineyard, called Clos Mireille – who is considered to be the pioneer behind modern rosé.

Today, sales of rosé wine are booming as millennial palates embrace its versatility and its reputation shifts from lightweight, easy-drinking to a serious wine with price tags to match. And it's in large part thanks to Marcel Ott, an agricultural engineer from Alsace, who just over a century ago bought the first of the family's Provençal estates, Château de Selle in Taradeau, an hour's drive inland from Clos Mireille.

He then acquired Clos Mireille two decades later in 1936 and Château Romassan, just along the coast near Bandol, 20 years after that. The estates produce all three colours of wine, but it's for their rosés that they have sealed their reputation, with the Château de Selle rosé often voted one of the best in the world.

There is still a certain amount of education needed when it comes to rosé wine, however, as Jean-François Ott, Marcel's great-grandson, well knows. He has run the business with his cousin Christian since 2009 and says, first of



all, he wants to ensure that anyone who orders a bottle of Domaines Ott wine is never disappointed. "Then," he says, "you learn there are three estates and they are all different."

Cue a tasting, starting with Clos Mireille. "That's the vineyard nearest the sea. You taste the fresh, fruity, light flavours of young vines," he says. Next up is Château de Selle. "That was the original one. It's subtle, bigger. It's the rosé that goes with food." And then comes the surprise. Château Romassan, darker in tone due to its Mourvèdre grapes. "It needs oxygen, so you should open it at least two hours before you drink it. And you should now drink the 2015 vintage," Jean-François announces.

It will come as news to the vast majority of rosé drinkers who think it's a drink best consumed young and immediately upon removing from the fridge. "We need to teach people about letting rosé mature a bit," says Jean-François, who is waiting until March 2018 to sell his 2017 vintage. "It needs the colder winter months to get clarification. It makes the difference between a regular and a high quality rosé. If a rosé is still good after a year, that means the balance was good."

If drinking rosé is still a learning process in 2018, the challenges are nothing compared to when Marcel Ott started out 106 years ago. With much of France's vines wiped out by phylloxera in the 1880s, land was cheap but barren and Ott had to plant everything from scratch. "That was a good thing, in fact. It was a new type of grape and it saw the beginning of a new kind of Côtes de Provence, which was to become an AOC in 1977," says Jean-François.

There was the tricky terrain to contend with too – the stony clay at Château de Selle and the salty soil and coastal humidity at Clos Mireille. "Everything is a matter of balance in this job. Wherever you get a tough terroir, the taste is very special," says Jean-François. "It's rare to have a vineyard on the coast, but the saltiness works well for rosé and white wine – and it makes you want to drink more."

Marcel also had to struggle with the image of this new-fangled rosé wine. "At the beginning, he sold it in restaurants in small barrels. People didn't want to admit they liked it, but he could see from the little that was left that it was the most popular wine. He saw the potential to make it a

gastronomic wine," says Jean-François.

Marcel broke other boundaries too. He designed a distinctively slender, curvacious bottle that still marks out Ott wines from any other. And in the late 1930s, he began exporting his wine to the US – which remains a major market for Domaines Ott, who until 20 years ago produced a quarter of rosé sold in New York. "They have learnt about rosé in New York through Domaines Ott. It's the standard there," says Jean-François.

He clearly shares his great-grandfather's all-consuming passion for producing wine.



He joined the family business aged 28 in 2002 and intended to stay for one year. "It was a bad vintage as there had been a lot of rain and we produced 40% less than the previous year. I thought I'd be fired after the harvest," he says.

But he brought a new energy to the business, which complemented his parents' decades of experience. "To have 40 years' experience in

this business is invaluable. The life of vines is from 40 to 60 years. Last year, I pulled out the last vines my grandfather planted at Château de Selle and we're now planting vines that should last 80 years – far longer than we will," he says.

It was also his parents who, in 2004, joined forces with Louis Roederer, the leading champagne producer who distribute Domaines Ott wines. "We are both wine-making family businesses, which makes a difference. We're very strong in Provence. They are well known with Cristal in the US. We sell in 60 countries. They sell in 120. It's a good marriage as it means we can focus on the wine-making. It's hard to find time to be a producer and a distributor," says Jean-François.

Something else he finds little time for is social media – although he knows how

powerful it can be to post a picture of one of his bottles next to a beautiful swimming pool.

Modern architecture is most certainly on his radar, however, as seen at Domaines Ott's new €10m winery at Château de Selle. Among a landscape of gentle hills and pine forests, where the main landmark is the 12th century Taradel watch tower, this magnificent new building made from honey-coloured, starkly linear limestone blocks glows against the piercing blue Provençal sky.

Designed by the Paris-based architect Carl Fredrik Svenstedt, much of the three-storey, 45,000 sq ft building – which provides four times the wine-making capacity of the one it replaced – is underground. From here, they produce 360,000 bottles of rosé a year and 10,000 bottles of red. Its accompanying Château is near derelict these days, but Jean-François plans to breathe new life into it along the same lines as Clos Mireille.

This striking new winery makes a bold statement about Domaines Ott's ambitions – and though Jean-François would rather focus on other things, its Instagram appeal

is undeniable. But this century-old business is about far more than image. "I love the fact that Saint Tropez, Monaco and Ibiza are fans of our wines," says Jean-François, "but I don't want our image to be limited to that. We want a balance."

Just as in the world-class rosés he produces. And where better to find that balance than in this rare gem of a vineyard, which thrives just metres away from the gently lapping Mediterranean waves.

◆





Pierre Frey

Think of the monuments that symbolise Parisian high society and they are likely to be quite literally carpeted – possibly wallpapered too – with one name: Pierre Frey, the family-run fabrics and furnishing house whose designs have been adorning the homes of France’s great and good since 1935.

By Zoe Dare Hall

When President Emmanuel Macron greets guests in the 'salle des fêtes' at the Elysée Palace, the room dazzles with its gilded columns and opulent chandeliers, but the eye is drawn to the sumptuously rich red and gold carpet by Pierre Frey, its rose and laurel motif designed to echoe both the grandeur inside and the natural beauty of the gardens beyond.

Should you stay in the Ritz hotel on Place Vendôme, which recently re-opened after a €200m renovation, or the historic and newly refurbished Hôtel de Crillon on Place de la Concorde, your feet will sink into a sumptuous House of Pierre Frey weave that imbues the building with a sense of quintessentially French timeless elegance and utter decadence. At the Ritz, almost every fabric has been designed by Pierre Frey too.

There is no question that the company founded 82 years ago by its eponymous northern French furniture polisher is entrenched in the highest echelons of French society. Many a Parisian hôtel particulier, Provençal estate and Loire château parades the company’s fabrics, wallpapers, carpets and furnishings.

But La Maison Frey’s reach is resolutely global – as are the influences behind the 6,000 items that make up their collection, which includes fabrics (their main market), wallpaper, carpets and rugs and, since 2002, furniture. The Pierre Frey umbrella also now encompasses four other fabric brands: Braquenié, Boussac, Fadini Borghi and Le Manach.

“

We weave a silk velvet on a loom that was first used in 1850. When we needed to transport it, it took six months to put back together.

”

“We are known for our creativity and colour, and 95% of that creativity comes out of my father’s head. He can find inspiration anywhere, whether he is looking at a bouquet or flowers or a London street. It is his passion and his great strength,” says Pierre Frey, grandson of the company’s founder, and one of three brothers who now run the show with their father, Patrick.

“When my father took over in 1972, he opened up Pierre Frey beyond France, including to the UK, Switzerland and Belgium. When we opened in the US, it became a huge market for us immediately. Nearly a third of our business there is in New York and we recently opened a showroom in Miami,” says Pierre, who is based in Paris, Pierre Frey’s HQ, with his father and brother Vincent. The third Frey brother, Matthieu, is based in Singapore, where he oversees 25 agents based throughout the region, including in Australia, China and Hong Kong.



Tastes among nationalities vary, naturally, but there is “a common vein”, says Pierre. “We sell more silks and shiny fabrics to Russian and Middle Eastern clients, while Scandinavian and Northern European prefer unpatterned linens. But we deal with a small industry of players. We deal only with interior designers, not the public. Everyone looks at Instagram. So we launch exactly the same collection all over the world.”

Each new collection takes about 18 months to design in their Paris studio. “A third of our business is creating something from scratch for customers,” Pierre says. “Having our own factory in the north of France

has helped a lot with that. It helps us with customisation and flexibility. We can adapt colours, play with textures and be more innovative. If something isn’t quite right, we can immediately change it.”

Pierre admits the launch of a new collection is a nerve-racking process. “It’s always a risk. Unlike the fashion industry, which showcases a new line, then takes orders and produces it, we stock the collection first and then start to sell. It means we have a huge amount of stock and cash tied up, so we have to wait and cross our fingers,” he says.



Image: Patrick Frey and sons

Also unlike the fashion industry, however, trends in the textile industry are less fickle. Crucial to Pierre Frey's renown is its reputation as a family business that has been handed down through the generations – and the sense of tradition.

"We weave a silk velvet on a loom that was first used in 1850. When we needed to transport it, it took six months to put back together," Pierre comments. The effort was clearly worth it. One of the house's most sought-after fabrics is Le Manach's tiger velvet. "It's known to every interior designer."

Their constant creativity may be the key to their longevity, but some of their bestsellers are also some

of their oldest designs. Pierre sifts through fabrics in his pop-up London showroom and points out a Boussac design called Nakai, with its tropical coffee bean motif. "It's iconic. So is this one, La Rivière Enchantée, and this one, Les Colonnes," he says of two Braquenié patterns.

But the Frey family have also always known the need to evolve, move with the times and attract a new generation. "In the 1970s, my father began making wallpaper using my grandfather's patterns and they became trendy – but then wallpaper fell out of fashion in the 1990s so we stopped creating it," says Pierre, sceptical of the incoming taste at the time for minimalism. "Everyone wanted leather and iron instead," he

says. "Then 10 years later, when I was living in New York, I saw the trend coming back again and realised it was time to launch a new wallpaper collection. Now we launch four new collections each year."

Today's tastes are far more eclectic – classic, contemporary, French hunting scenes, Thai buddhas... There is a place for them all in Pierre Frey's collection. Instagram plays a huge role in keeping the company current and high-profile. It also helps foment some interesting collaborations with artists and designers.

The fashion retailer J Crew recently paired up with Pierre Frey to launch a beachwear collection using their tropical Alexandrie print. A series of striking black and white pen and ink drawings by the



French actress Louise Bourgoïn became a collection of Pierre Frey linens, carpets, wallpaper and ceramics. And perhaps one of the biggest departures from the design house's classic French image was their joint venture with the graffiti artist Torrick Ablack, who designed a graffiti-style printed linen and wallpaper. "He was one of the first artists in the Bronx. He started when he was 14 with Andy Warhol. We met when he had moved to Paris, we shared a similar vision and we said 'let's do something together'," says Pierre.

Numerous celebrity homes feature Pierre Frey designs too, "but we only deal with their interior designers, so they often don't tell us who their client is or which of their homes it is for," says Pierre. He can divulge, however, that they worked with the designer of Claudia Schiffer's Tudor mansion, set in 530 acres of Suffolk countryside, and that the Avenue Montaigne apartment of the American socialite Lee Radziwill, Jackie Kennedy's sister, is something of a homage to Pierre Frey. "Her bedroom is wall to wall Le Manach," says Pierre.

◆



Frédéric le Play, 7th

PARIS

Unique top floor corner apartment located in one of the most outstanding buildings of Paris overlooking the Champ de Mars park with a spectacular view of the Eiffel Tower. Sunlit, with a ceiling height of approximately 3.45m and 11 French windows opening on to a magnificent wrap-around terrace of approximately 77 sq m. Possibility to extend to the whole of the top floor (approximately 340 sq m plus 125 sq m of terrace) by separate negotiation.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- Large terrace
- Service elevator
- Large basement storage

GUIDE PRICE
€7,900,000





Rue des Saints Pères, 7th

PARIS

ACCOMMODATION INCLUDES:

Set in a grand 18th Century mansion in Paris' 7th Arrondissement. This impressive apartment occupies the ground and first floor, as well as the basement whilst enjoying an enviable outlook over a private cobbled courtyard and garden.

- 5 bedrooms
- 5 bathrooms
- 2 garages
- Additional commercial space
- Staff apartment
- Approximately 934 sq m

Price on application



Charles Floquet, 7th

PARIS

ACCOMMODATION INCLUDES:

Exceptional 19th Century mansion, entirely redesigned in great style by one of the most prominent and internationally renowned French contemporary architects. This magnificent house opens on to approximately 112 sq m of landscaped gardens with private access to the park, and offers a panoramic view of the Eiffel Tower and the Invalides.

- 3 bedrooms
- 4 bathrooms
- 4 dressing rooms
- Swimming pool
- Fitness room & steam room
- Staff accommodation (studio)

Price on application



Luxembourg Gardens, 6th

PARIS

ACCOMMODATION INCLUDES:

Benefiting from grand volumes, Versailles parquet floors, and other elegant decorations, this sensational first floor sits within an outstanding 18th Century house on one of Paris' most sought after streets.

- 4 bedrooms
- 5 reception rooms
- 4 bathrooms
- Parking space
- Cellar
- Approximately 307 sq m

GUIDE PRICE
€10,500,000



Rue du Faubourg Saint-Honoré, 8th

PARIS

ACCOMMODATION INCLUDES:

Opening on to large terraces of approximately 100 sq m with panoramic views of Paris, this contemporary duplex apartment is filled with light whilst offering impressively renovated accommodation to suit those looking for a convenient and impressive pied-à-terre.

- 4 bedrooms
- 4 bathrooms
- 2 cellars
- Internal lift
- 3 parking spaces
- Approximately 248 sq m

GUIDE PRICE
€6,500,000

Cannes Côte d'Azur

As the saying goes, this extraordinary estate is so spectacular that it was aptly named twice. Commanding the hillside of Californie, Villa Alang Alang is the epitome of luxury with exquisite detail across the 1,600 sq m of living space.

Not many properties revolve around a grand internal courtyard, but fewer also feature a koi pond, tropical living wall and waterfall. Should one not be left breathless, then the impressive gym with professional boxing ring is sure to get pulses racing.

Yet whilst the Riviera often promotes such energetic routines, the glamorous interiors accommodate nine tranquil bedroom suites complemented by a spa, cinema room and wine cellar. External living spaces mirror the pedigree of within, boasting vast terraces, manicured gardens and enviable dining areas; all offering an idyllic spot to watch the sunset after yet another day on the Côte d'Azur.





Cannes Croisette

CÔTE D'AZUR

ACCOMMODATION INCLUDES:

Enjoying a privileged position on the Croisette opposite the Palais des Festivals, this duplex penthouse offers grand volumes with panoramic views over the old port and Esterel Mountains. Ideal for corporate or private functions.

- 4 bedrooms
- 4 bathrooms
- Large living room
- Roof terrace of about 360 sq m
- Sea view
- Approximately 224 sq m

GUIDE PRICE
€12,800,000



Cap d'Antibes

CÔTE D'AZUR

ACCOMMODATION INCLUDES:

A beautifully appointed villa located just a short distance from the Garoupe beaches and even benefiting from a slight view of the Mediterranean. Offering a Hamman, Jacuzzi and gym, as well as a gorgeous outdoor living area.

- 5 bedrooms
- 5 bathrooms
- Independent apartment
- Summer kitchen
- Approximately 440 sq m
- In all about 0.2 ha

GUIDE PRICE
€5,900,000



Grasse

CÔTE D'AZUR

A gorgeous Provençal estate on the Riviera arranged as a main Bastide, a guest house and a caretaker's house. Benefiting from traditional features that could be readily incorporated should an incoming buyer wish to renovate.

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 5 bathrooms
- 2 reception rooms
- Swimming pool
- Approximately 340 sq m
- In all about 1.83 ha

GUIDE PRICE
€2,490,000



Châteauneuf de Grasse

CÔTE D'AZUR

Nestled in a peaceful and private location within its own olive groves, this impressive Provençal Bastide is currently arranged as a main house and three independent guest houses. Potential to extend the accommodation and add a tennis court (subject to planning consent).

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- 3 guest houses
- Summer kitchen / pool house
- Approximately 600 sq m
- In all about 1.8 ha

GUIDE PRICE
€7,900,000



Valbonne

CÔTE D'AZUR

An immaculately renovated Bastide in the heart of its own land and close to the charming village of Valbonne. Sensational accommodation flows onto terraces and further still onto landscaped gardens and grounds.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- 2 reception rooms
- Wine cellar
- Approximately 450 sq m
- In all about 5 ha

GUIDE PRICE
€7,500,000



Mougins

CÔTE D'AZUR

Set within a secure domain near the old village, this tastefully renovated villa offers bright and spacious accommodation throughout. Complemented by beautiful yet easily maintained gardens, and with views of the countryside.

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 4 bathrooms
- Independent apartment
- Wine cellar
- Summer kitchen / pool house
- Approximately 400 sq m

GUIDE PRICE
€3,450,000



Cannes

CÔTE D'AZUR

ACCOMMODATION INCLUDES:

Set in the heights of Cannes, this recently built Provençal style villa has been intelligently designed so that the accommodation flows outdoors to enjoy gorgeous panoramic views over the Mediterranean, the Lerins Islands and Esterel mountains. Landscaped gardens offer yet another space to entertain guests.

- 5 bedrooms
- 5 bathrooms
- 2 reception rooms
- Infinity swimming pool
- Garage & parking
- Approximately 320 sq m

GUIDE PRICE
€4,450,000



Bar sur Loup

CÔTE D'AZUR

ACCOMMODATION INCLUDES:

Recently renovated whilst preserving its character, this 19th Century stone Mas enjoys panoramic views over the countryside from a privileged and peaceful location. An office could be transformed into a fourth bedroom.

- 3 bedrooms
- 3 bathrooms
- Wine cellar
- Outbuildings
- Approximately 300 sq m
- In all about 0.4 ha

GUIDE PRICE
€1,750,000



Saint Paul de Vence

CÔTE D'AZUR

Situated in the gated and much sought after Domaine des Hauts de St Paul, this stunning property offers extensive and impeccable accommodation across two "linked" villas. Benefitting from separate access, two pools and majestic views, there is the potential to build staff quarters (subject to the necessary planning).

ACCOMMODATION INCLUDES:

- 9 bedrooms
- 9 bathrooms
- 2 villas
- 2 swimming pools
- Approximately 650 sq m
- In all about 0.71 ha

Price on application



Villefranche sur Mer Côte d'Azur

Commanding an enviable position with views over the bay of Villefranche sur Mer and the exclusive Saint Jean Cap Ferrat, La Cascade boasts some of the finest vistas over the Mediterranean. With proximity to the playgrounds of the Riviera including Monaco and Cannes, and within a short distance from the globally connected Nice airport, the villa is clearly fit for entertaining.

A meticulous restoration has transformed the property into a sophisticated home with refined contemporary features. Marble floors flow through the reception rooms and onto inside-outside living spaces that are so well

suited to the sunny climes of the Mediterranean. Such intelligent aesthetics are sustained amid the main house's five bedroom suites, and beyond into the study, bar, spa and cinema room.

No such abode would be complete without a notable swimming pool, but with such dramatic views and a cascading waterfall inspiring the villa's name, there are few which truly encapture the essences of the Riviera to this extent. And with such gorgeous terraces and a first class location, one needs the extra accommodation afforded in a guest house and staff house to entertain all of those friends and family who will certainly wish to visit.





Beaulieu sur Mer

CÔTE D'AZUR

This beautiful property of neo-classical style is ideally located in a peaceful position close to the harbour of Beaulieu sur Mer. Enjoying gorgeous views over the Mediterranean and onto Saint Jean Cap Ferrat.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- Independent apartment
- Gym area, spa & Hammam
- Swimming pool
- Approximately 550 sq m

GUIDE PRICE
€16,000,000



Mougins

CÔTE D'AZUR

Positioned within a highly sought after secure domain in the heights of Castellaras, this impressive residence enjoys remarkable views over the bay of Cannes towards the Esterel mountains. The villa has been the subject of a sensitive refurbishment blending its classical features with contemporary French Riviera chic.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- Wine cellar
- Swimming pool
- Summer kitchen
- Double garage

GUIDE PRICE
€4,750,000

Le Capon

Saint Tropez Peninsula

Where does one look for a rich history and unsurpassed style other than Saint Tropez. Yet whilst the port town bustles through the year with chic crowds, many seek refuge in the popular and equally pleasing neighbouring bays. Les Oliviers sits proudly in such a location, with not only privileged views of the sparkling bay of Pampelonne, but also with a rare south exposure which allows the enjoyment of the Mediterranean sun throughout the year.

Restored in recent years, the villa is a fusion of Provençal beauty and contemporary features which is no more prominent than in the principal reception room which boasts

a ceiling sculpted by a renowned interior designer and grand volumes that flow onto surrounding terraces. For those guests who are not fortunate to stay in the master bedroom suite, they have the choice of six further generous suites with large bathrooms and French doors to the private grounds.

The landscaped gardens of some four hectares include a bounty of glorious terraces which offer a natural conduit between indoor and outdoor living. Should one not be content with relaxing within the grounds, one can look to the beautiful swimming pool and tennis court to get the heart racing. And why not stay wholesome by enjoying your own olives which enthralls the villa's name.





Saint Tropez

VAR

ACCOMMODATION INCLUDES:

With views to the Mediterranean and positioned a short distance from the village, this elegantly appointed villa combines traditional stonework with contemporary features to create a comfortable home. Entertaining spaces flow out onto the vast terraces and pretty gardens.

- 7 bedrooms
- 7 bathrooms
- Swimming pool
- Pool house
- Approximately 544 sq m
- In all about 0.42 ha

GUIDE PRICE
€13,650,000



Sainte Maxime

VAR

ACCOMMODATION INCLUDES:

Located in the heights of Saint Maxime, this magnificent contemporary villa with interior and exterior swimming pools, Hammam and cinema room enjoys outstanding sea views. Set on approximately 1,438 sq m of beautifully landscaped gardens.

- 4 bedrooms
- 5 bathrooms
- Hammam
- Internal & external swimming pools
- Cinema room
- Approximately 320 sq m

GUIDE PRICE
€5,900,000



Le Lavandou

VAR

ACCOMMODATION INCLUDES:

Renovated in 2017, this impressive villa's accommodation revolves around its gorgeous panoramic views of the Mediterranean and to the Levant Islands. Luxury is evident throughout, with lovely accommodation and delightful terraces.

- 6 bedrooms
- 6 bathrooms
- Infinity swimming pool
- Gym
- Approximately 328 sq m
- In all about 0.22 ha

GUIDE PRICE
€3,480,000



Gassin

VAR

ACCOMMODATION INCLUDES:

Positioned at the end of a private road and in a tranquil environment of the Saint Tropez peninsula, this beautifully presented property sits amid enchanting Provençal gardens and grounds.

- 7 bedrooms
- 6 bathrooms
- Swimming pool
- Tennis court
- Staff accommodation
- In all about 2.97 ha

GUIDE PRICE
€6,000,000



Lacoste

LUBERON

Set in the heart of the Luberon national park and amid its own enchanting gardens, this estate comprises a main house, an 18th Century Mas, and further guest accommodation. Complemented by glorious views of the mountain range.

ACCOMMODATION INCLUDES:

- 11 bedrooms
- 8 bathrooms
- Infinity swimming pool
- Olive grove
- Approximately 700 sq m
- In all about 10.9 ha

GUIDE PRICE
€4,800,000



Gordes

LUBERON

Arranged as a main house and a guest house surrounding an inner courtyard, this authentic farmhouse has been impressively renovated to create gorgeous accommodation. The beauty of the property lies in its luxurious outdoor entertaining areas with views of the Luberon.

ACCOMMODATION INCLUDES:

- 8 bedrooms
- 7 bathrooms
- Guest house
- Summer kitchen
- Approximately 550 sq m
- In all about 0.4 ha

GUIDE PRICE
€3,500,000



Bonnieux

LUBERON

ACCOMMODATION INCLUDES:

Perched close to the charming village of Bonnieux, this prestigious Mas offers elegantly appointed accommodation that spills into gently sloping gardens. Ideal for those looking for a Provençal retreat.

- 6 bedrooms
- 4 bathrooms
- Swimming pool
- Summer kitchen
- Approximately 300 sq m
- In all about 2.51 ha

GUIDE PRICE
€3,450,000



Ménerbes

LUBERON

ACCOMMODATION INCLUDES:

Enjoying breathtaking views over the countryside and to the village of Ménerbes, this traditional property offers wonderfully renovated accommodation throughout. An interesting option for those looking for a B&B opportunity.

- 8 bedrooms
- 2 living rooms
- 8 bathrooms
- Pool house
- Approximately 450 sq m
- In all about 2 ha

GUIDE PRICE
€ 2,795,000



Cavaillon

LUBERON

Located at the foot of the Luberon, in the Vaucluse, this 18th Century Mas has been entirely restored with high quality materials. Within gorgeous Provençal grounds is a pretty covered terrace and heated pool.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 4 bathrooms
- Swimming pool
- Several terraces
- Approximately 393 sq m
- In all about 8,000 sq m

GUIDE PRICE

€2,650,000



Eygalières

LES ALPILLES

Located in the environmentally protected Alpilles national park and within a short distance from the village, this remarkable Mas enjoys easily maintained gardens with beautiful views.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- Wine cellar
- Additional outbuildings
- Approximately 300 sq m
- In all about 1.05 ha

GUIDE PRICE

€4,400,000



Saint Rémy de Provence

LES ALPILLES

Set amid enchanting grounds containing plane trees, olive groves and pretty gardens, this elegant Provençal farmhouse offers beautifully appointed accommodation across a main and guest house whilst enjoying lovely views of the Alpilles mountain range.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- 2 reception rooms
- Swimming pool
- Approximately 450 sq m
- In all about 2.3 ha

GUIDE PRICE

€3,400,000



Eygalières

LES ALPILLES

Set in a superb position within a short distance from the village, this 19th Century farmhouse offers accommodation over a main house and guest houses whilst enjoying spectacular views onto the Alpilles range and its surrounding olive groves.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 3 bathrooms
- Independent studio
- Swimming pool
- Approximately 260 sq m
- In all about 2 ha

GUIDE PRICE

€2,544,000



Saumane de Vaucluse

PAYS DES SORGUES

Renovated to an extraordinary standard, this 18th Century Bastide sits in the heart of its grounds whilst enjoying views over the gardens, to the Mont de Vaucluse and beyond. Just a short distance from the antiques town of L'Isle sur la Sorgue.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 3 reception rooms
- 5 bathrooms
- Swimming pool
- Approximately 600 sq m
- In all about 4.11 ha

GUIDE PRICE
€3,200,000





Saint Rémy de Provence

LES ALPILLES

ACCOMMODATION INCLUDES:

Enjoying views of the dramatic Alpilles mountain range, this sensational Mas has been beautifully finished to create accommodation with impressive volumes complemented by outdoor areas for al fresco living. An enviable family home in one of the most sought after regions of Provence, and with ease of access to the town of Saint Rémy.

- 5 bedrooms
- 5 bathrooms
- Wine cellar
- Summer kitchen
- Infinity swimming pool
- Approximately 300 sq m

GUIDE PRICE
€3,675,000



Near L’Isle sur la Sorgue

PAYS DES SORGUES

ACCOMMODATION INCLUDES:

An exceptional example of an 18th Century château that has been renovated to preserve its original elegance and character. Several outbuildings sit in the beautiful grounds of approximately 30 hectares.

- 13 bedrooms
- 13 bathrooms
- Guest house
- Swimming pool
- Vineyard
- Approximately 987 sq m

GUIDE PRICE
€6,800,000



Near Auch

GASCONY

Refurbished to the highest of international standards, this immaculately presented manoir benefits from enviable entertaining spaces including elegant living rooms and a vast orangery.

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 4 reception rooms
- 7 bathrooms
- Additional guest house
- Approximately 1,000 sq m
- In all about 21 ha

GUIDE PRICE
€2,830,000



Madiran

GASCONY

Surrounded by vines and woodland, this spectacular château sits in a majestic position whilst enjoying fabulous views towards the Pyrenees. A rich history with rumoured links to d'Artagnan and Wellington. Manageable proportions and entirely refurbished in recent years.

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 5 bathrooms
- Guest house
- Listed pigeonnier
- Swimming pool
- In all about 14 ha

GUIDE PRICE
€2,090,000



Near Auch

GASCONY

An outstanding period manoir, dated 1822, with beautifully proportioned rooms and independent guest and staff accommodation. Set in a haven of landscaped gardens and wooded grounds, with outbuildings and additional farmland.

ACCOMMODATION INCLUDES:

- 10 bedrooms
- 8 bathrooms
- 5 reception rooms
- Secondary accommodation
- Swimming pool
- In all about 24.42 ha

GUIDE PRICE
€1,795,000



Condom

GASCONY

An elegant mid 19th Century château with an independent guest cottage set in a delightfully quiet corner of the Gascon countryside with pretty views over neighbouring vineyards. Light and well proportioned accommodation leads out to an attractive pool area and parkland.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- Guest cottage
- Swimming pool
- Pool house
- In all about 1.75 ha

GUIDE PRICE
€935,000



Computer generated images for indicative purposes only



Méribel

SAVOIE

A development of 15 apartments in a family friendly residence, located close to the slopes and offering beautiful views of the mountains and the district of Altitude 1600. The Parc Alpin will be located approximately 300m from the ski slopes (access to the Doron slope via the Route de la Renarde or via the Morel chairlift) and close to shops. VAT (20%) rebate possible.

DEVELOPMENT INCLUDES:

- 1-4 bedrooms
- 1-4 bathrooms
- Underground parking
- Mountain views
- Ski lockers
- Cellars

PRICES FROM
€683,250





Val d'Isère

SAVOIE

Arguably the most iconic chalet in Val d'Isère, situated in the hamlet of Les Carats, close to the center of Val d'Isère. This stunning chalet of approximately 620 sq m offers high quality accommodation with a unique extensive relaxation area: indoor swimming pool, outdoor Jacuzzi, sauna and playroom.

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 7 bathrooms
- Indoor swimming pool
- Sauna & Hammam
- Garage
- Ski room

GUIDE PRICE
€15,000,000



Courchevel

SAVOIE

A rare development opportunity with planning permission located in le Plantret in Courchevel 1850. Permission has been granted for a chalet of approximately 735 sq m with six bedrooms, swimming pool, Hammam, sauna, cinema room, fitness area and garage for four cars. VAT (20%) rebate possible.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- Swimming pool
- Hammam & sauna
- Cinema room
- Fitness area

GUIDE PRICE
€8,600,000



Megève

HAUTE-SAVOIE

ACCOMMODATION INCLUDES:

Located on the heights of Megève on the edge of a ski slope, this renovated charming chalet for sale in Le Jaillet harmoniously combines authenticity, comfort and modern decoration. The property benefits from plenty of sunshine, stunning mountain views, wellness area and outdoor Jacuzzi.

- 5 bedrooms
- 5 bathrooms
- 1 reception room
- Swimming pool
- Sauna

GUIDE PRICE
€4,650,000



Megève

HAUTE-SAVOIE

ACCOMMODATION INCLUDES:

This superb newly built chalet is located appropriately 1.5 km from the village and 800m from the Rochebrune ski slopes with a ski-bus stop close by. Beautiful and contemporary design combining old wood and stone with extensive views to the Mont Blanc. Equipped ski-room, wine cellar, home cinema, wellness area comprising swimming pool, Jacuzzi, sauna, shower, fitness centre and two garages.

- 7 bedrooms
- 6 bathrooms
- Large living room with fireplace
- Swimming pool, Jacuzzi & sauna
- Underground parking
- Approximately 500 sq m

GUIDE PRICE
€6,300,000



Chamonix

HAUTE-SAVOIE

ACCOMMODATION INCLUDES:

In a gated development of three chalets with underground parking and access in the exclusive area of Les Bois, the chalet features an impressive open plan living area, large terrace, private lift from garage, indoor swimming pool, bar/cinema room and spa/sauna facilities. VAT (20%) rebate possible.

- 5 bedrooms
- 5 bathrooms
- Garden
- Balcony
- Swimming pool
- Underground garage

GUIDE PRICE
€4,100,000



Chamonix

HAUTE-SAVOIE

ACCOMMODATION INCLUDES:

A truly unique, new build chalet of the highest efficiency standards, situated in a charming hamlet between Chamonix and Argentière. The chalet is extremely energy efficient, based on a geothermal heating system and the latest thermal insulations. The bespoke cross-shaped design creates a space so that each main room has multiple aspects, similar in form but deliberately unique in style. VAT (20%) rebate possible.

- 6 bedrooms
- 5 bathrooms
- Swimming pool
- Cinema room
- Gym & sauna
- Approximately 420 sq m of habitable space

GUIDE PRICE
€6,300,000



Nernier

LAKE GENEVA

Elegant Cape Cod-style villa ideally located in the charming village of Nernier close to Geneva. This beautiful residence offers uninterrupted views of Lake Geneva and provides an excellent balance of comfortable living and spacious entertaining spaces.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 2 bathrooms
- 2 reception rooms
- Wine cellar
- Swimming pool
- Garage

GUIDE PRICE
€2,400,000



Thonon les Bains

LAKE GENEVA

Beautiful château located in the heart of Thonon les Bains set within almost two hectares of gardens and woodland. The chateau has a large swimming pool and tennis court and enjoys stunning views of Lake Geneva.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 bathrooms
- Swimming pool & tennis court
- Secondary accommodation
- Approximately 700 sq m living space
- Almost 2 ha of grounds

GUIDE PRICE
€5,200,000

CONTACTS

LONDON

MARK HARVEY
Head of European Sales
+44 20 7861 5034
mark.harvey@knightfrank.com

AURÉLIE ARRON
Personal Assistant
+44 20 7861 1073
aurelie.arron@knightfrank.com

RODDY ARIS
Paris and French Alps
+44 20 7861 1727
roddy.aris@knightfrank.com

LAETITIA HODSON
Paris and French Alps
+44 20 7861 1083
laetitia.hodson@knightfrank.com

JACK HARRIS
Provence, Côte d'Azur and Gascony
+44 20 7861 1139
jack.harris@knightfrank.com

EDWARD DE MALLET MORGAN
Prime Sales France and Monaco
+44 20 7861 1553
edward.dmm@knightfrank.com

ALASDAIR PRITCHARD
Prime Sales France
+44 20 7861 1098
alasdair.pritchard@knightfrank.com

KATE EVERETT-ALLEN
International Research
+44 20 7861 2497
kate.everett-allen@knightfrank.com

ASTRID RECALDIN
International PR
+44 20 7861 1182
astrid.recaldin@knightfrank.com

FRANCE

FREDRIK LILLOE
Mougins
+33 4 97 97 32 20
fredrik.lilloe@fr.knightfrank.com
www.estatenetfrance.com

JAN-ERIK LILLOE
Valbonne
+33 4 97 97 32 40
jan.lilloe@fr.knightfrank.com
www.estatenetfrance.com

SOPHIE PEIRANO
Cannes
+33 4 97 06 30 30
sophie.peirano@fr.knightfrank.com
www.estatenetfrance.com

HUGO SKILLINGTON
Grimaud and Saint Tropez
+33 4 94 44 10 44
contact@skillingtonjanssens.com
www.skillingtonjanssens.com

PIETER VAN NAELTWIJCK
Monaco
+37 7 97 70 70 20
pvnrealestate@monaco.mc
www.pvnrealestate.com

RUDI JANSSENS
Bonnieux
+33 4 90 75 96 98
r.janssens@janssensimmobilier.com
www.janssens-immobilier.com

FRANCK DE MONDÉSIR
L'Isle sur la Sorgue and Vaison la Romaine
+33 4 90 92 35 35
isle@janssensimmobilier.com
www.janssens-immobilier.com

CHRISTINE PETROSINO
Lourmarin
+33 4 90 79 03 82
c.petrosino@janssensimmobilier.com
www.janssens-immobilier.com

IAN PURSLOW
Gascony
+33 5 62 67 61 50
info@purslows-gascony.com
www.purslows-gascony.co.uk

OLIVIER BUILLY
Courchevel
+33 4 79 00 18 50
olivier@cimalpes.com
www.cimalpes.com

GREGORY FLON
Méribel
+33 4 79 00 70 00
gregory@cimalpes.com
www.cimalpes.com

EMMANUEL BOAN
Megève
+33 4 50 91 09 97
emmanuelboan@agenceboan.com
www.agenceboan.com

ANDY SYMINGTON
Chamonix
+33 4 50 91 78 41
andy@mountain-base.com
www.mountain-base.com

HELENE DELVAL
Val d'Isere
+33 4 79 24 29 80
helene@cimalpes.com
www.cimalpes.com

LAURENT GUERINEAU
Evian
+33 4 50 75 75 75
laurent@evianproperties.com
www.evianproperties.com

OUR EXPERTISE

THERE'S A HUMAN ELEMENT IN THE WORLD OF
PROPERTY THAT IS TOO EASILY OVERLOOKED.

At Knight Frank we build long-term relationships, which allow us to provide personalised, clear and considered advice on all areas of property in all key markets. We believe personal interaction is a crucial part of ensuring every client is matched to the property that suits their needs best – be it commercial or residential.

Operating in locations where our clients need us to be, we provide a worldwide service that's locally expert and globally connected.

We believe that inspired teams naturally provide excellent and dedicated client service. Therefore, we've created a workplace where opinions are respected, where everyone is invited to contribute to the success of our business and where they're rewarded for excellence. The result is that our people are more motivated, ensuring your experience with us is the best that it can be.

WORLDWIDE RESIDENTIAL OFFICES

INDEPENDENT, INTERNATIONAL, RESIDENTIAL, COMMERCIAL.
Locally expert, globally connected.

GROUP HEADQUARTERS
+44 20 7629 8171
55 Baker Street
London W1U 8AN
United Kingdom

EUROPE
Austria
Belgium
Cyprus
Czech Republic
France
Germany
Ireland
Italy
Monaco
The Netherlands
Poland
Portugal
Romania
Russia
Spain
Switzerland
United Kingdom

ASIA PACIFIC
Australia
Cambodia
China
Hong Kong
India
Indonesia
Japan
Malaysia
New Zealand
Singapore
South Korea
Taiwan
Thailand

**THE AMERICAS AND
THE CARIBBEAN**
Argentina
Brazil
Canada
Chile
Colombia
Dominican Republic
Mexico
Peru
Puerto Rico
The Caribbean
USA

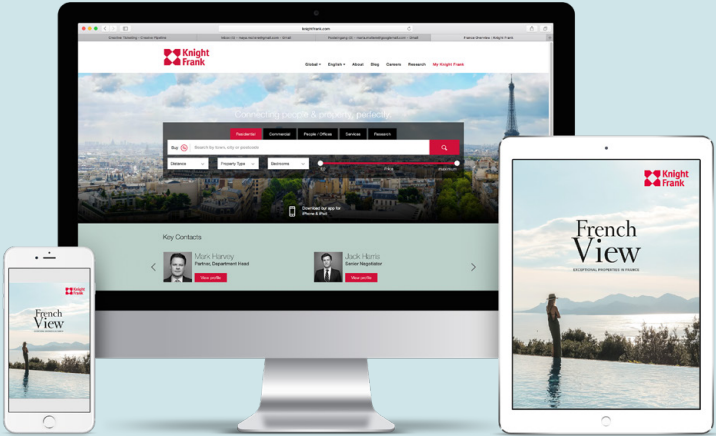
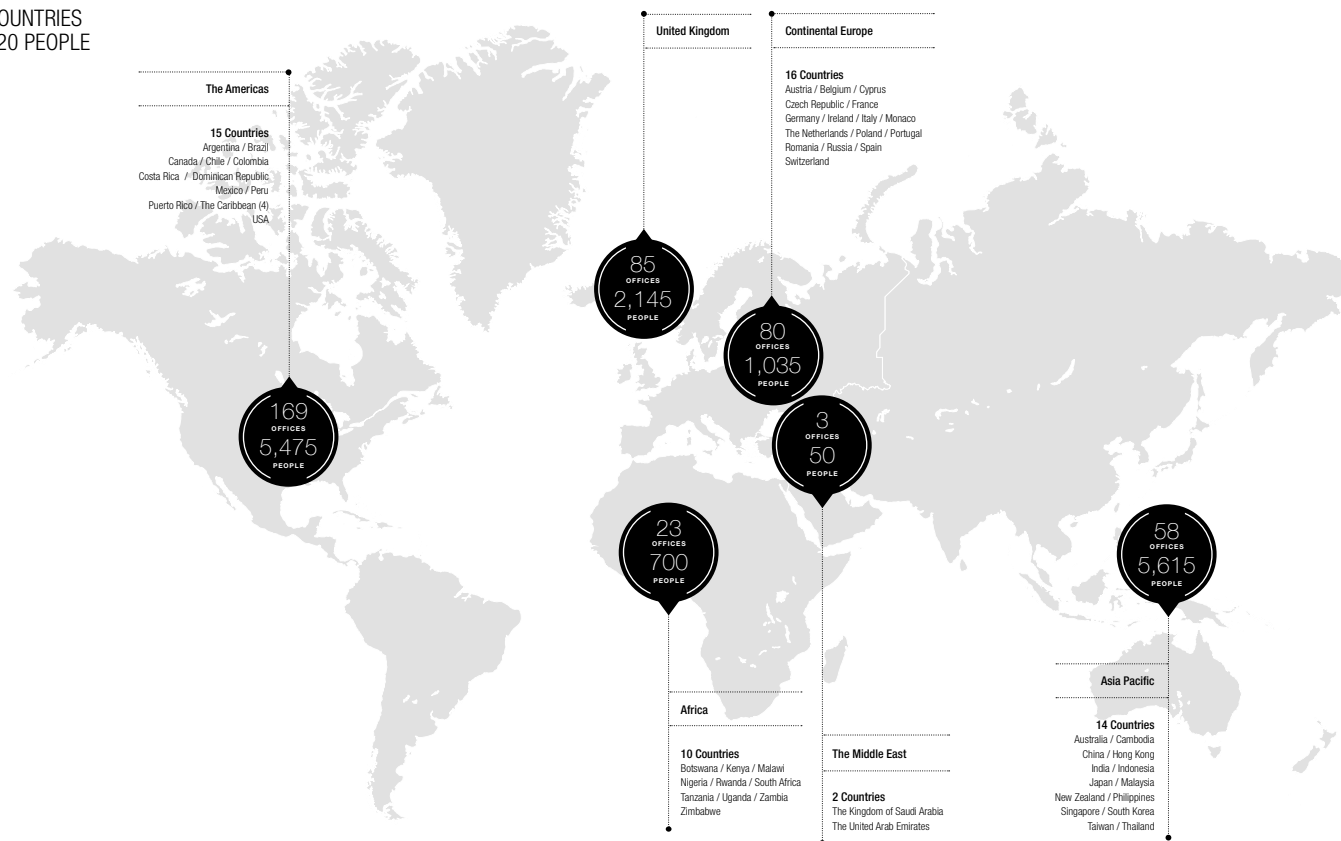
THE MIDDLE EAST
The Kingdom of Saudi Arabia
The United Arab Emirates

AFRICA
Botswana
Kenya
Malawi
Nigeria
Rwanda
South Africa
Tanzania
Uganda
Zambia
Zimbabwe

OUR GLOBAL FOOTPRINT

418 OFFICES

60 COUNTRIES
15,020 PEOPLE



NOW AVAILABLE

Exceptional properties in France

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). }

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Any computer generated images (CGI) are indicative only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property (where applicable) may change without notice. Whilst every effort has been made to ensure the accuracy of the information contained in this publication, the publisher cannot accept responsibility for any errors it may contain. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without prior permission of Knight Frank LLP, 55 Baker Street, London W1U 8AN. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names. This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank LLP for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. As a general report, this material does not necessarily represent the view of Knight Frank LLP in relation to particular properties or projects. Reproduction of this report in whole or in part is not allowed without prior written approval of Knight Frank to the form and content within which it appears.

