COLDWELL BANKER
EUROPA REALTY

Apartment Cavalaire-sur-Mer 109 m²



SALE PRICE : 550 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

EXCLUSIVITY

50 avenue Etienne Gola
France, 83820, Rayol-Canadel-sur-

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

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DESCRIPTION

Exclusive, spacious flat with terraces and a double garage, just a stone's throw from the harbour and the beaches...

Ideally situated in the heart of Cavalaire-sur-Mer, just a stone's throw from the shops, the harbour and the beaches, this elegant 110 m² flat enjoys a prime location, combining the convenience of being within walking distance of everything with a quiet, residential setting.

Situated on the second floor of a block of flats with a lift, it impresses from the moment you step inside with its spacious rooms, natural light streaming through from one end to the other, and its particularly practical layout.

The living area centres around a spacious, light-filled lounge, which opens out onto a first terrace. An elegant dining room, which could easily be converted into a third bedroom if required, opens onto a second south-facing terrace, ideal for making the most of the Mediterranean climate.

The separate, Provençal-style kitchen has direct access to the terrace and offers great potential for modernisation. Its layout allows for the possibility of opening it up to the living area, thereby creating a vast, contemporary, light-filled and welcoming living space.

The sleeping area, thoughtfully separated from the living areas, comprises a first bedroom, a bathroom and a separate toilet. The second bedroom has its own walk-in wardrobe, a private balcony, a shower room and a separate toilet. The bathrooms, which are in excellent condition, provide an excellent basis for modernisation to suit the tastes of their future owners, thereby allowing the full potential of this flat to be realised.

Ample built-in storage completes the features of this property, designed to offer a living environment that is as pleasant as it is functional.

A double lock-up garage, which is particularly rare and sought-after in the town centre, is a real asset to this property.

Thanks to its exceptional location, generous proportions, outdoor spaces and significant potential for conversion—including the possibility of creating a third bedroom—this flat represents a rare opportunity on the Cavalaire-sur-Mer property market.
An ideal location for a comfortable main residence, a high-quality second home or a property investment on the Côte d'Azur.

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FEATURES

Property type:	Apartment	Area:	109.26 m²	Elevator:	Oui
Property tax:	€2.00	Number of rooms:	3 rooms	Number of bedrooms:	2 bedrooms

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 119

Greenhouse gas emissions (GHG) index: A 4

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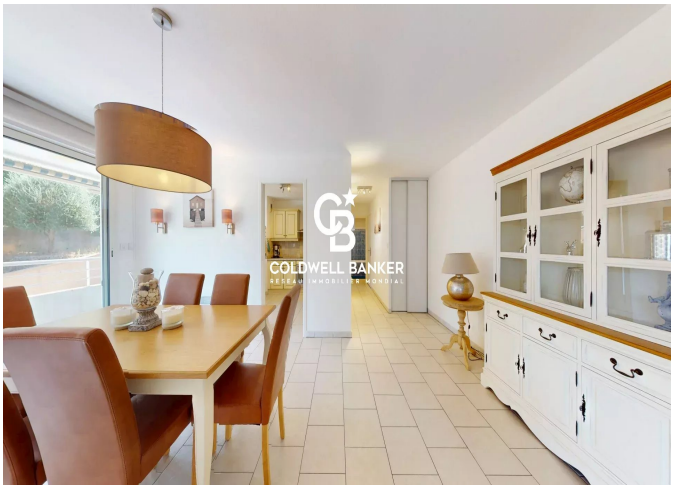



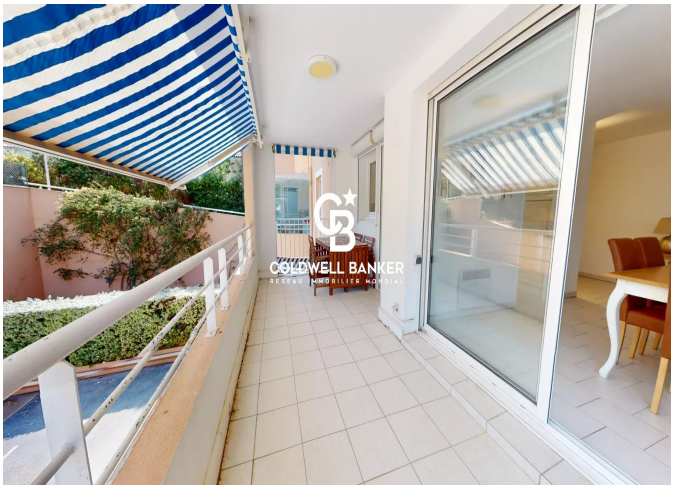

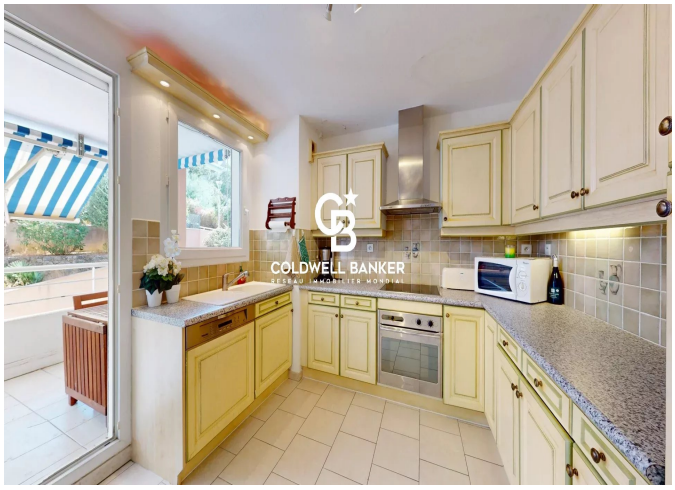



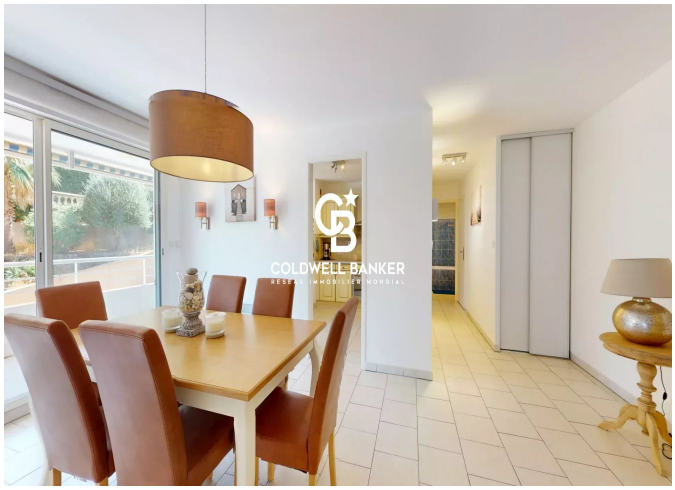

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