COLDWELL BANKER
EUROPA REALTY

Apartment Le Lavandou 160 m²



SALE PRICE : 1 595 000 €

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

Mer

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DESCRIPTION

An exceptional penthouse with a panoramic terrace of approximately 200 m² and a private swimming pool overlooking the sea

Just 50 metres from the beach, in the heart of the shops and entertainment, discover this rare penthouse offering a privileged lifestyle between the sea and the village, enhanced by a delightful view of the Mediterranean.

With approximately 160 m² of living space, this prestigious flat captivates with its spaciousness, its abundance of natural light and, above all, its spectacular terrace of approximately 200 m² – a true extension of the living areas, featuring an elegant swimming pool, ideal for making the most of the Mediterranean climate in complete privacy.

The interior comprises an entrance hall with a cloakroom, a spacious, light-filled living room, a contemporary open-plan kitchen—fully fitted and equipped—a utility room, a guest toilet, and two beautiful bedrooms sharing a shower room.

This property also offers significant potential for development thanks to a 25 m² outbuilding, which could easily be incorporated into the main flat, as well as two adjoining studios, each measuring 17 m², offering a range of possibilities: self-contained accommodation, a workspace, a family guest house or a rental investment.

A rare find combining a prime location, exceptional outdoor spaces and unique potential, just a stone’s throw from the sea.

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FEATURES

Property type:	Apartment	Area:	160.0 m²	Property tax:	€2.00
Number of rooms:	7 rooms	Number of bedrooms:	4 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 126

Greenhouse gas emissions (GHG) index: A 4

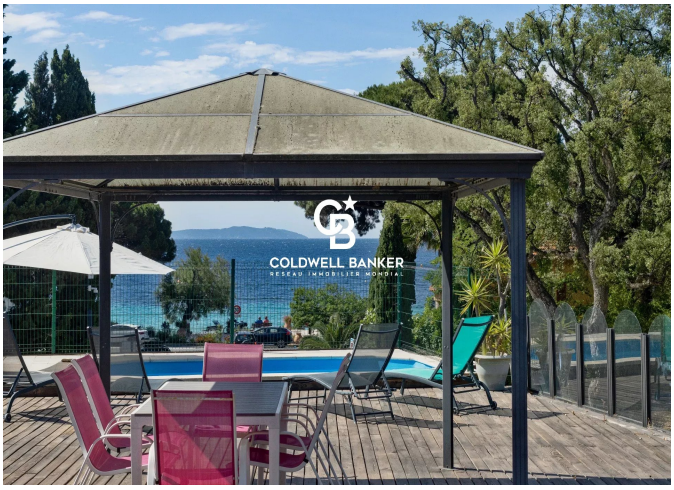
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