COLDWELL BANKER
EUROPA REALTY

Apartment Rayol-Canadel-sur-Mer 69 m²



SALE PRICE : 780 000 €

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DESCRIPTION

Just a few steps from the beaches of Rayol-Canadel-sur-Mer, in a privileged setting between the sea and nature, discover this superb 70 sqm apartment, fully renovated in 2022 and nestled within an intimate residence comprising only three apartments.

Boasting open sea views and a particularly peaceful green environment, this property offers a rare lifestyle opportunity in the area, where everything can be enjoyed on foot.

The apartment features a bright and inviting living area opening onto a 15 sqm terrace, perfect for enjoying Mediterranean evenings surrounded by nature. The sleeping quarters comprise three bedrooms, making it ideally suited as a primary residence, a holiday home, or a high-quality rental investment.

Fully air-conditioned, sold furnished, and requiring no renovation work, the property is ready for immediate occupancy.

Outside, the owners enjoy the exclusive use of a private 38 sqm garden, a true extension of the apartment and a privileged relaxation space in the heart of a peaceful and preserved environment.

The property benefits from two separate access points: the first from the street via a private staircase leading directly to the apartment, and the second, particularly convenient, from the Rayol Greenway through a gate opening onto the property. At this level, there is also a private parking space equipped with an electric vehicle charging station.

Between the sea and the hills, in a preserved setting and less than 200 metres from the beach, this apartment represents a rare opportunity in Rayol-Canadel-sur-Mer. Its prime location, sea views, three bedrooms, private garden, and recent renovation make it an ideal property for enjoying the French Riviera lifestyle throughout the year.

Number of units: 3
No ongoing legal proceedings.

Enzo Bondil
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The property is located within an area subject to mandatory vegetation clearance regulations. Information regarding the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	69.96 m²	Property tax:	€1.00
Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 191

Greenhouse gas emissions (GHG) index: B 7

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