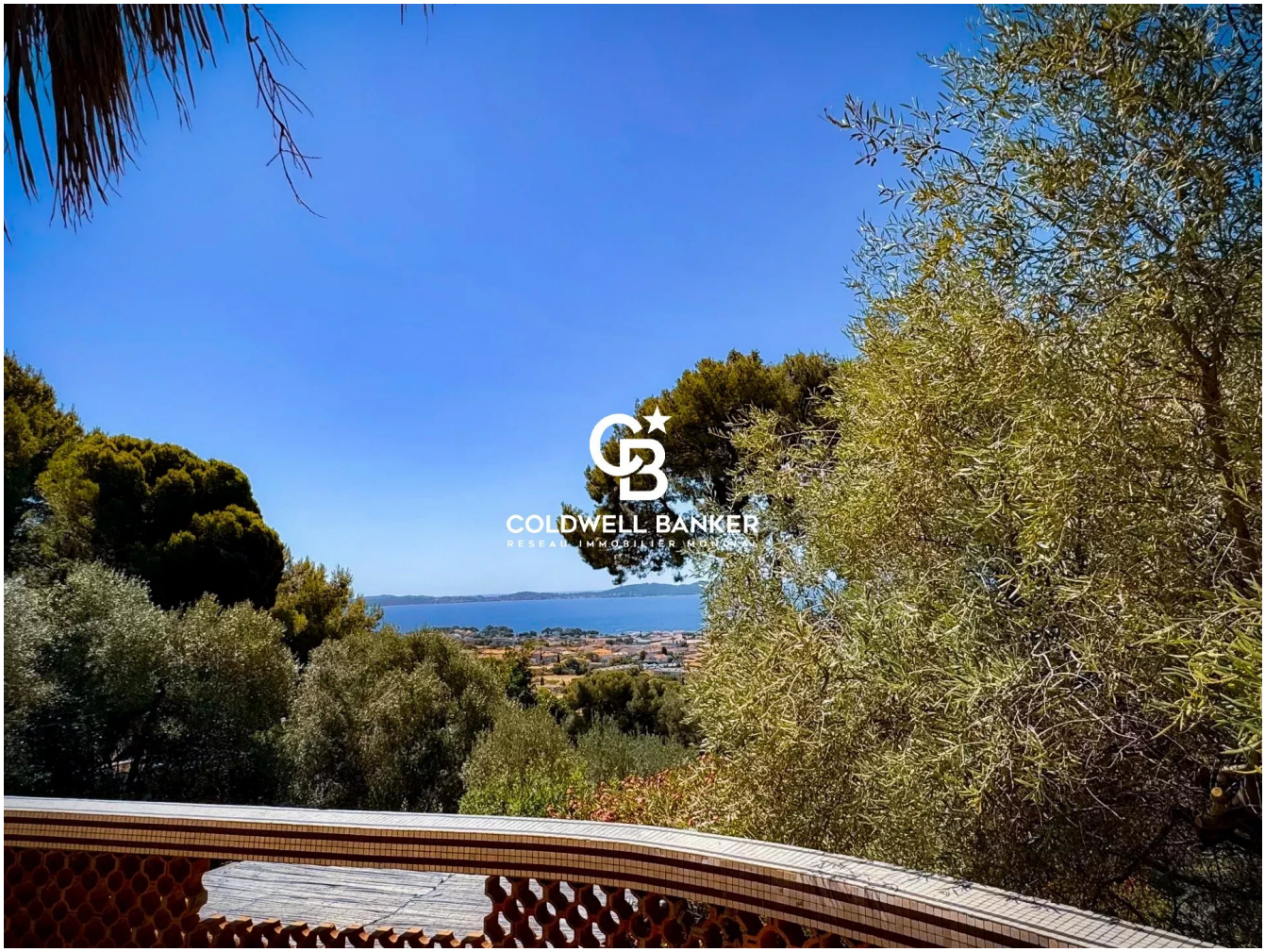
COLDWELL BANKER
EUROPA REALTY

House Carqueiranne 105 m²



SALE PRICE : 1 135 000 €

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DESCRIPTION

EXCLUSIVE, Located in one of the most peaceful and sought\-after areas of Carqueiranne, in the heart of the highly desirable Paradis Nord neighborhood, this 1950s villa with swimming pool enjoys a full south\-facing exposure and breathtaking sea views, offering an exceptional lifestyle just a few minutes from the village and the beaches\.

Set over two levels, the property offers approximately 105 sqm of living space and stands on a beautifully terraced plot of 1,474 sqm\. Positioned on elevated ground, the villa is accessed from the upper part of the property, allowing the garden below to be fully enjoyed\.

Planted with pine and olive trees, the grounds exude authentic Mediterranean charm and offer numerous possibilities for outdoor landscaping, as well as the renovation or transformation of the existing swimming pool\.

Full of character and authenticity, the villa currently requires either a complete or partial renovation, depending on the vision and ambitions of its future owners\. It could be carefully restored to recapture its original 1950s charm or provide the foundation for an extension project, subject to the necessary planning permissions\.

Thanks to its highly sought\-after location, ideal southern exposure, absolute tranquility and, above all, its unobstructed panoramic sea views, this property represents a rare opportunity on the Carqueiranne real estate market\.

The property offers exceptional potential: preserve and restore the charm of this 1950s villa, breathing new life into it, while creating an architectural project tailored to your expectations and aspirations\.

An exceptional address for an exceptional project, just 10 minutes from Toulon–Hyères Airport\.

Marlène Sardi
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The property is located in an area subject to mandatory vegetation clearance requirements\.

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

As part of our viewing procedure, you may be asked to provide proof of identity. No documents will be retained.

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FEATURES

Property type:	House	Area:	105.0 m²	Property tax:	€2.00
Number of rooms:	5 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

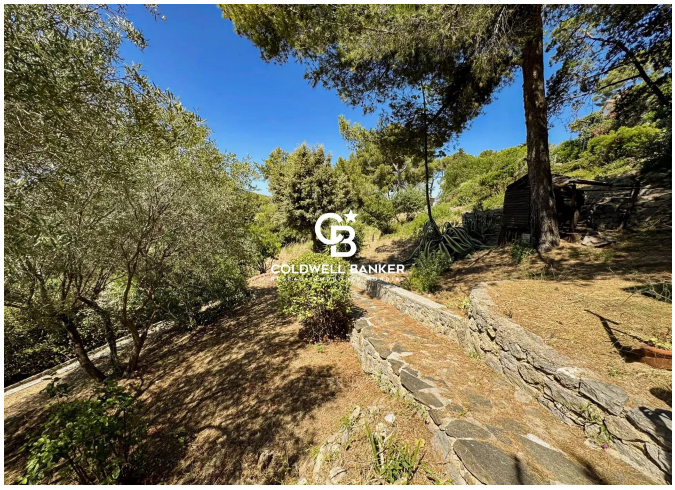
Energy performance diagnosis (EPD): E 299

Greenhouse gas emissions (GHG) index: E 62

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