COLDWELL BANKER
EUROPA REALTY

House Carqueiranne 110 m²



SALE PRICE : 790 000 €

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EXCLUSIVITY

26 Avenue du Général de Gaulle
France, 83320, Carqueiranne

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DESCRIPTION

Carqueiranne, in the heart of a charming historic hamlet, just a short stroll from the harbour and the beaches, this beautifully renovated village house offers approximately 110 sqm of living space and a particularly appealing layout with two independent living areas.

On the garden level, a delightful one-bedroom apartment features an open-plan kitchen and living room opening directly onto a private, fully enclosed garden. This independent space is a genuine asset, offering excellent rental income potential, whether as a seasonal holiday let or a year-round rental, while also providing the perfect accommodation for family and friends in complete comfort and privacy.

The upper two levels comprise the main two-bedroom residence. The first floor is dedicated to the sleeping quarters, with two bedrooms, including a principal suite with its own en-suite shower room, while the second bedroom benefits from a separate shower room.

The top floor reveals a bright and inviting open-plan living area with kitchen, extending onto a beautiful Tropezian rooftop terrace boasting open views over the Mediterranean Sea, the surrounding hills and the picturesque village of Carqueiranne. A privileged setting that perfectly embodies the Mediterranean lifestyle.

Combining the timeless charm of a traditional village house with the comfort of a meticulous renovation, this property is equally suited as a primary residence, thanks to its practical layout and independent accommodation, or as an elegant lock-up-and-leave holiday home on the French Riviera, just a few steps from the harbour, beaches and local amenities.

“Before & After” interior design visualisations are provided for illustrative purposes only and are non-contractual.

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This property is located within an area subject to mandatory vegetation clearance regulations.

Information regarding the natural and technological 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:	110.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	3 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 95

Greenhouse gas emissions (GHG) index: A 3

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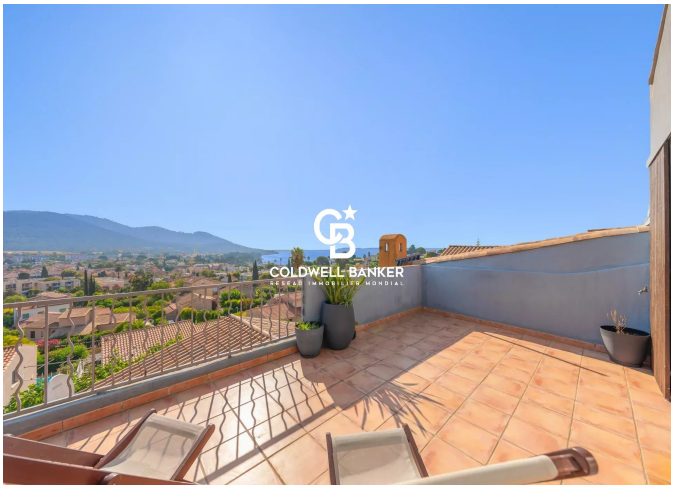

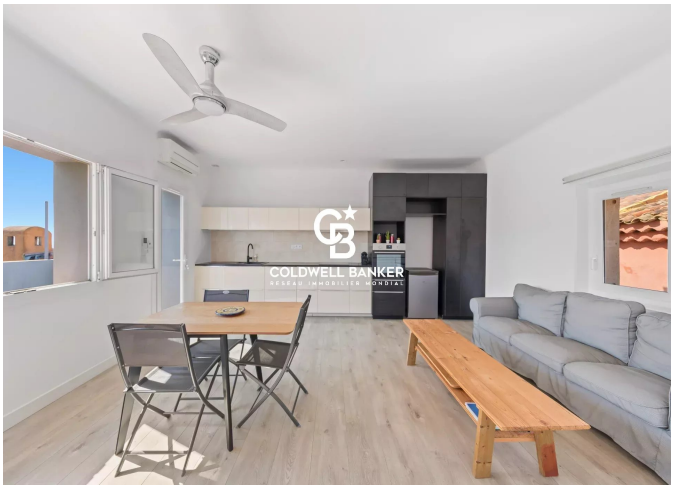





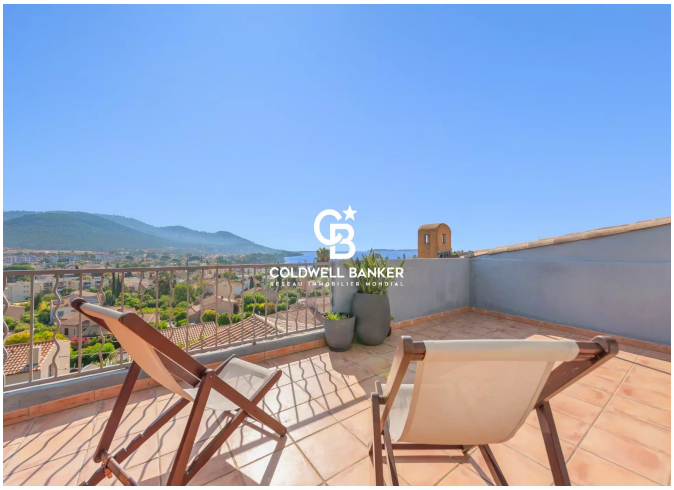

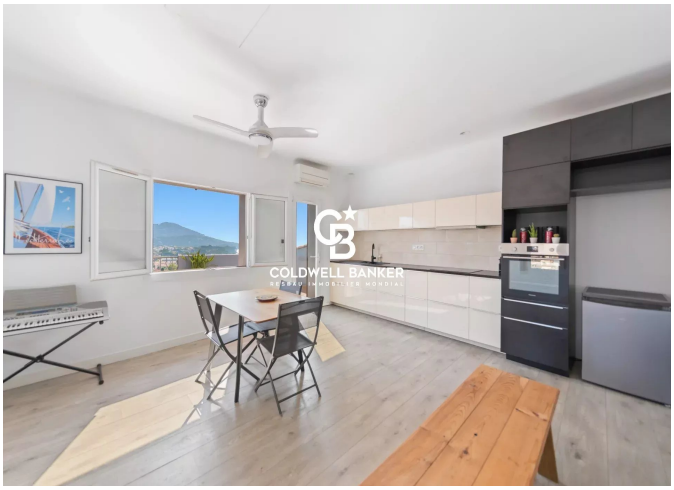

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