COLDWELL BANKER
EUROPA REALTY

House Carqueiranne 182 m²



SALE PRICE : 1 555 000 €

EMAIL : VIRGINIE.BERTRAND@COLDWELLBANKER.FR

EXCLUSIVITY

26 Avenue du Général de Gaulle
France, 83320, Carqueiranne

PHONE : +33494624786
virginie.bertrand@coldwellbanker.fr

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DESCRIPTION

Character Villa with Swimming Pool and Sea View – Domaine de la Californie

Set in a peaceful street within the sought-after Domaine de la Californie, this character villa of approximately 210 sqm, built on a 1,130 sqm plot, stands out for its distinctive architecture, generous proportions and excellent potential for transformation.

From the moment you arrive, the property reveals its unique identity, with two stone turrets positioned on either side of the house. Beautiful wooden shutters, traditional terracotta floor tiles, original wooden doors and antique cupboard doors all contribute to the property's authentic charm and timeless character.

Arranged over two interconnected levels, the villa offers 7 rooms, including 5 bedrooms, providing excellent accommodation capacity, whether as a family home or a welcoming holiday residence for entertaining family and friends.

The generous volumes and existing layout offer numerous possibilities. The configuration of both floors could be redesigned to create a more fluid and contemporary living environment while carefully preserving the original features that give the property its soul. From the upper floor, the villa enjoys a beautiful sea view, further enhancing its Mediterranean appeal.

Outside, the 1,130 sqm grounds feature a generously sized free-form swimming pool, creating a natural focal point for outdoor living. The spacious areas surrounding the pool offer plenty of scope for creating several relaxing and entertaining spaces to make the most of the Mediterranean climate.

The garden, enhanced by several beautiful mature pine trees, enjoys a peaceful Mediterranean atmosphere. To the rear of the property, an area of the grounds remains largely undeveloped and offers further potential: a pétanque court, summer lounge or shaded relaxation area could naturally be created here, providing a tranquil retreat beneath the pines, accompanied by the sound of cicadas.

A garage with space for one vehicle completes the property.

This villa has all the ingredients to become an elegant Mediterranean residence full of character. A carefully considered renovation could beautifully combine the charm of stone, wood and traditional terracotta tiles with more contemporary features, while enhancing its generous proportions, five bedrooms, sea view and outdoor living spaces.

Its location is another major advantage: just 5 minutes from the village of Carqueiranne and close to L’Almanarre, one of the region’s iconic coastal destinations, renowned for kitesurfing, wing foiling and windsurfing.

The property also benefits from excellent transport connections, approximately 10 minutes from Toulon-

Hyères Airport and Hyères railway station, providing convenient access to Paris and major cities throughout France. An ideal location for either a permanent residence or a second home, combining tranquillity, proximity to the Mediterranean and ease of access.

A property with genuine soul and remarkable potential, where the charm of the original architecture is ready to be enhanced by a contemporary renovation, in a peaceful setting between Carqueiranne, Hyères and the Mediterranean.

“Before & After” images: AI-generated interior and exterior design projections are provided to illustrate the property’s potential and various renovation possibilities. These images are for illustrative purposes only and are non-contractual.

Virginie Bertrand-Bondil
COLDWELL BANKER BEAU RIVAGE
RCS 977 802 644
Professional Liability Insurance (RCP PRO): GAN ASSURANCES – No. 314959512000
Tel. +33 (0)6 24 29 28 59
virginie.bertrand@coldwellbanker.fr

This property is located in an area subject to mandatory vegetation clearance requirements (Obligation Légale de Débroussaillement – OLD).

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

As part of our property viewing procedure, you may be asked to provide proof of identity. No copy or personal document will be retained.

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FEATURES

Property type:	House	Area:	182.97 m²	Property tax:	€3.00
Number of rooms:	7 rooms	Number of bedrooms:	5 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 128

Greenhouse gas emissions (GHG) index: 38,59 kg CO2/m².year 38

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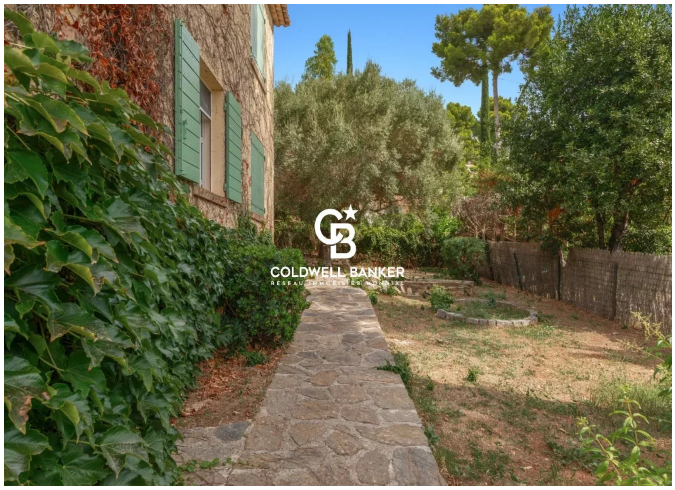












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