COLDWELL BANKER
EUROPA REALTY

House Carqueiranne 158 m²



SALE PRICE : 1 685 000 €

EMAIL : VIRGINIE.BERTRAND@COLDWELLBANKER.FR

26 Avenue du Général de Gaulle
France, 83320, Carqueiranne

PHONE : +33494624786
virginie.bertrand@coldwellbanker.fr

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DESCRIPTION

Nestled in the heart of the highly sought-after Beau Rivage neighbourhood, within a private and secure residential estate, this elegant contemporary flat-roofed villa enjoys a privileged setting in an exceptional coastal environment. Set on a 602 sqm plot, the property offers a total heated area of 190 sqm, comprising 126 sqm arranged over two levels and a further 64 sqm of converted basement space, providing generous living areas and exceptional comfort.

Arranged over two main living levels, the villa offers a highly desirable modern lifestyle, with a predominantly single-level layout. The main floor features a spacious, light-filled living room, an elegant dining area, an open-plan kitchen and a practical utility kitchen. A gas fireplace adds warmth and a welcoming atmosphere to the living space.

A master suite with a walk-in dressing room and en-suite shower room completes this level, ensuring exceptional everyday comfort. Expansive sliding pocket glass doors flood the interiors with natural light, creating a seamless connection between indoor and outdoor living spaces and opening onto a beautifully landscaped, private garden.

Upstairs, two bedrooms each benefit from their own en-suite shower room and built-in storage. Both enjoy direct access to a stunning rooftop terrace with sea views.

The converted basement accommodates a fitness room, a laundry room, two additional bedrooms and a shower room, providing valuable extra accommodation. The villa also benefits from a mechanical ventilation system with heat recovery, ensuring optimal comfort throughout the year.

Reversible air conditioning, a heat-recovery ventilation system, solar panels, a connection to the Canal de Provence water supply, extensive built-in storage and high-quality finishes reflect the attention given to modern comfort, energy efficiency and quality of life.

A spacious 44 sqm double garage equipped with an electric vehicle charging point, together with two additional private parking spaces, completes the property.

Outside, the beautifully landscaped garden features a heated swimming pool and a secluded relaxation area reminiscent of a private oasis, creating an atmosphere of peace and tranquillity, just a short stroll from the picturesque coves and within easy reach of Carqueiranne’s harbour and local amenities.

Virginie Bertrand-Bondil
COLDWELL BANKER BEAU RIVAGE
RCS 977 802 644
Professional Liability Insurance: GAN ASSURANCES 314959512000
+33 (0)6 24 29 28 59
virginie.bertrand@coldwellbanker.fr

For security reasons, a valid form of identification will be required for all property viewings. No documents will be retained.

This property is located in an area subject to mandatory vegetation clearance regulations for wildfire prevention.

Information on 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:	House	Area:	158.0 m²	Property tax:	€3.00
Number of rooms:	8 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

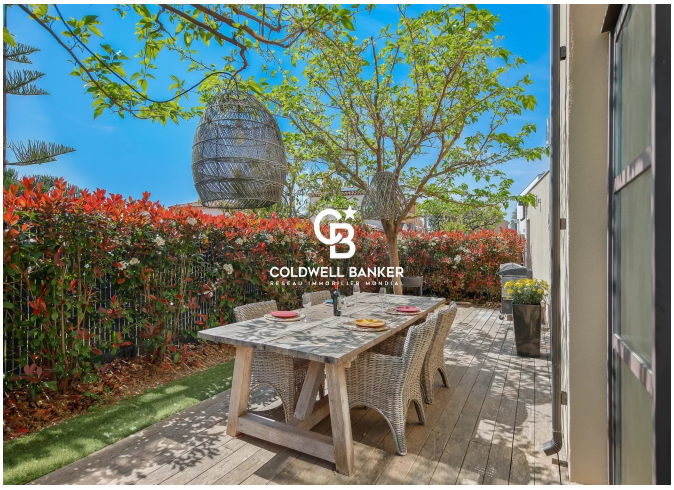
Energy performance diagnosis (EPD): B 80

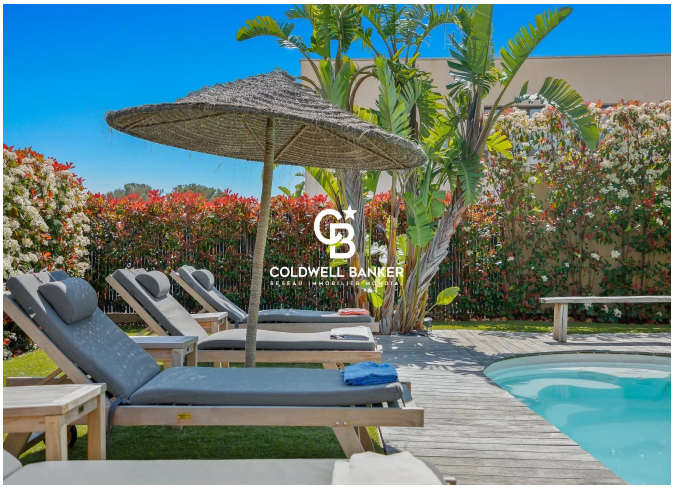
Greenhouse gas emissions (GHG) index: B 7

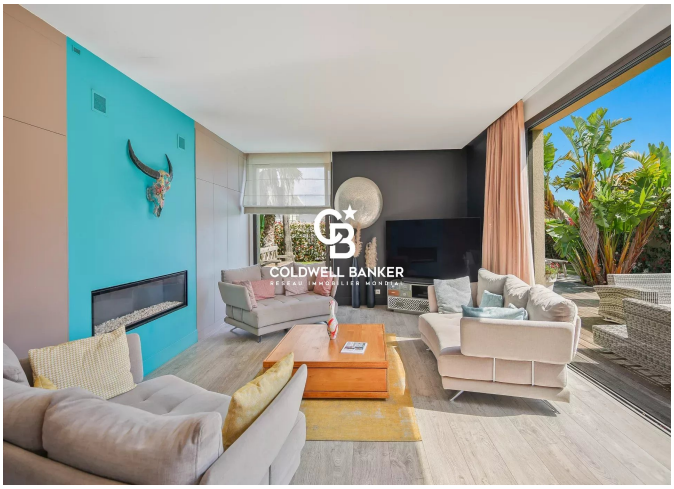
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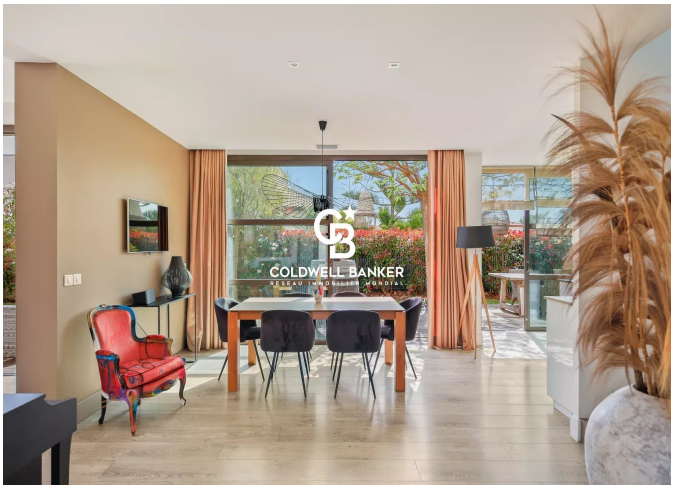
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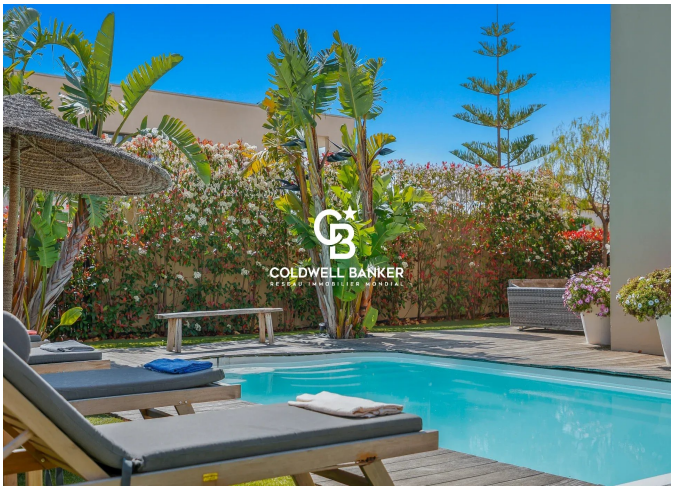
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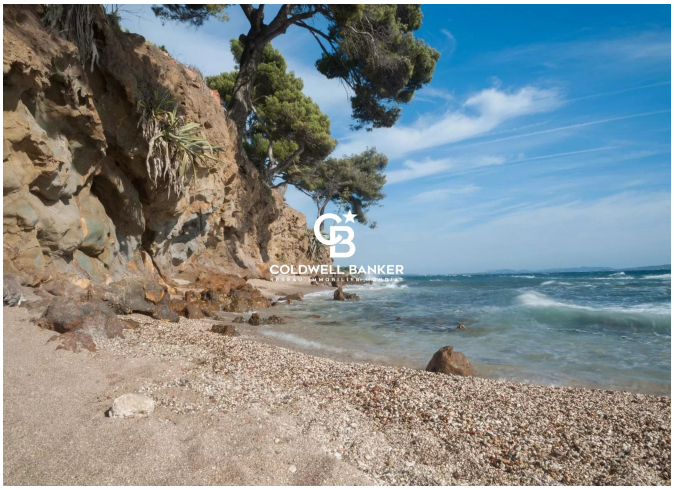












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