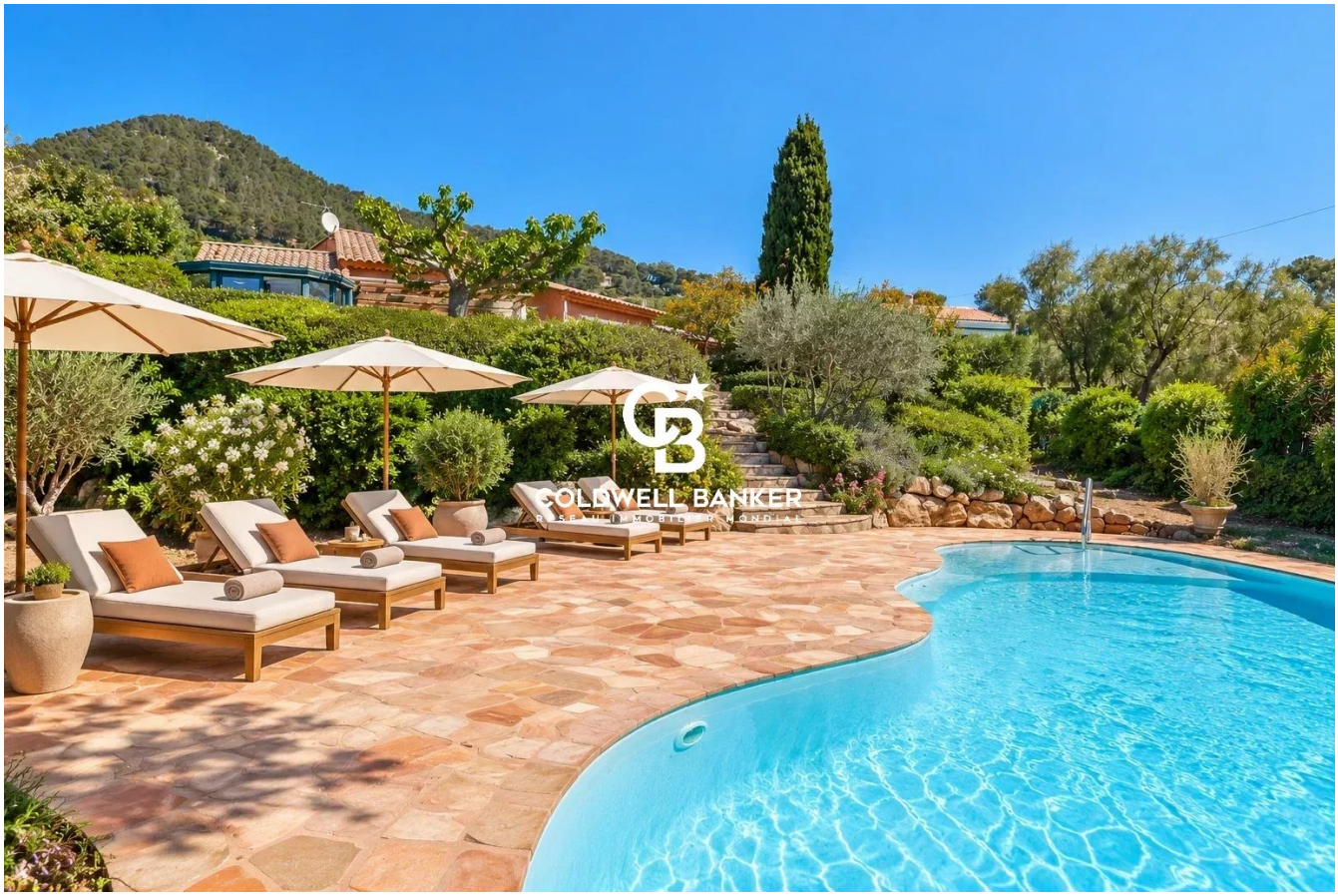
COLDWELL BANKER
EUROPA REALTY

House Carqueiranne 192 m²



SALE PRICE : 1 450 000 €

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DESCRIPTION

Located in Carqueiranne, in a quiet and highly sought-after residential area, this elegant neo-Provençal villa enjoys a rare setting within walking distance of the village and its amenities.

Set on beautifully landscaped grounds of 1,424 sqm, the property benefits from a south-facing exposure, ensuring optimal sunshine throughout the day, along with open sea views in a privileged environment.

From the moment you enter, the villa impresses with its generous volumes and exceptional natural light. The spacious living room, enhanced by high ceilings and a fireplace, opens seamlessly onto the outdoor areas.

An elegant mezzanine enhances the sense of space and offers a versatile area ideal as a study, lounge, or guest suite. This level features its own shower room with toilet, providing both comfort and independence.

The villa offers a comfortable single-level living layout, comprising 5 bedrooms, a dressing room, one bathroom, and two shower rooms, including the one on the mezzanine level.

A light-filled veranda extends the living areas and allows you to enjoy the garden all year round. It is complemented by a charming wind-sheltered terrace under a pergola, perfect for relaxing or outdoor dining.

Outdoors, the meticulously landscaped garden reveals a freeform swimming pool perfectly integrated into its surroundings, bordered by relaxation areas, with the sea, the village, and the surrounding hills as a backdrop.

A basement garage, cellar, and additional rooms complete the property, all with direct access to the house.

Before / After Photos – AI-generated interior design projections for inspiration purposes only. Non-contractual visuals.

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This property is located in an area subject to mandatory vegetation clearing regulations (brush clearance obligation).

Information regarding potential 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:	192.0 m²	Property tax:	€4.00
Number of rooms:	7 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 123

Greenhouse gas emissions (GHG) index: A 4

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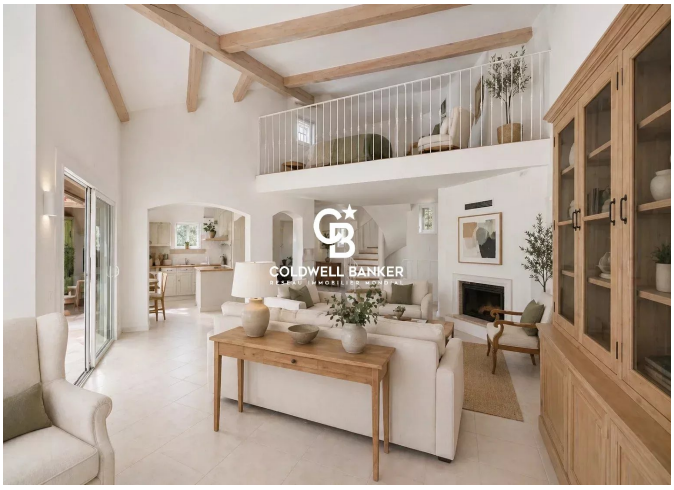

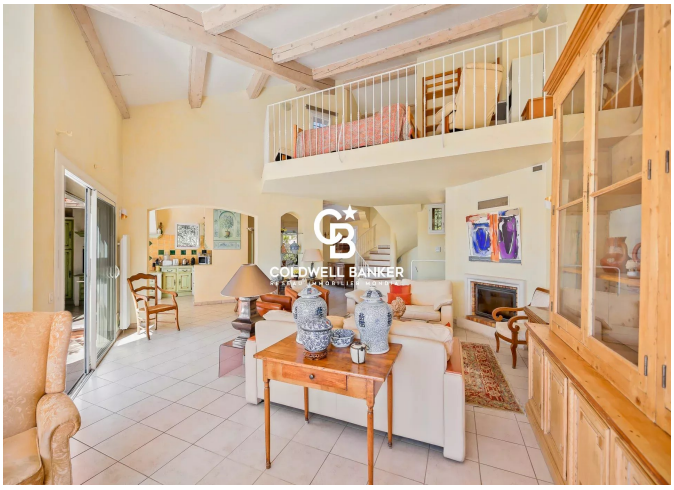







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