COLDWELL BANKER
EUROPA REALTY

House Carqueiranne 213 m²



SALE PRICE : 1 842 000 €

EMAIL : VIRGINIE.BERTRAND@COLDWELLBANKER.FR

EXCLUSIVITY

26 Avenue du Général de Gaulle
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DESCRIPTION

Carqueiranne, Le Canebas, an exceptional bastide offering timeless elegance and a true Mediterranean lifestyle, less than 10 minutes from Toulon/Hyères Airport.

Nestled in one of the most sought-after areas of Canebas, discreet and serene, this fully renovated character bastide perfectly embodies the subtle balance between authenticity and contemporary elegance.

From the moment you step inside, the charm is undeniable. Generous volumes, abundant natural light, and carefully selected materials create an atmosphere that is both warm and refined. The living space, the true heart of the home, is centered around a wood-burning stove and opens elegantly onto a stylish kitchen, extended by a glass partition that seamlessly invites nature indoors.

Upstairs, the sleeping quarters reveal three bedrooms, including two beautifully appointed suites, designed as true private retreats. Every detail has been thoughtfully crafted to offer comfort, privacy, and a gentle lifestyle.

The ground floor also features a guest bedroom or office, a shower room, two walk-in closets, and a laundry room, ensuring both functionality and comfort for everyday living.

Outdoors, the landscaped garden offers a peaceful setting for relaxation and contemplation. Fully pool-ready*, it provides the perfect canvas to create a bespoke outdoor living space. A wellness area with jacuzzi and hammam further enhances the unique character of this property.

Private parking is available on the property, along with an electric vehicle charging station.

In addition, an elegant independent guest house, seamlessly integrated into the property, offers a refined reception space. It features a living area with an open kitchen, a private terrace, and two bedrooms, each with its own en-suite shower room, ensuring complete privacy for guests or offering excellent rental potential.

This charming residence, rich in history, has undergone a remarkable renovation that preserves its soul while embracing modern comfort and sophistication.

A rare and confidential property, where every moment reflects a refined and privileged Mediterranean lifestyle, just moments from the village and the beaches.

* Subject to obtaining the necessary planning permissions.

Virginie Bertrand-Bondil
COLDWELL BANKER BEAU RIVAGE

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This property is located in an area subject to mandatory vegetation clearance regulations.
Information regarding 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:	213.0 m²	Property tax:	€4.00
Number of rooms:	10 rooms	Number of bedrooms:	6 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 125

Greenhouse gas emissions (GHG) index: C 18

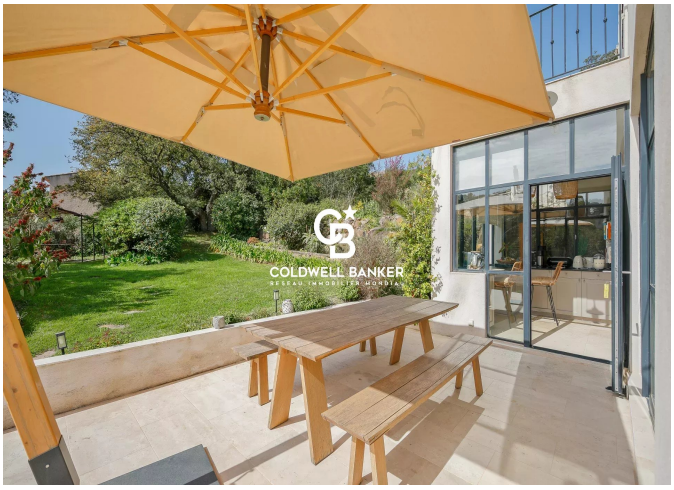
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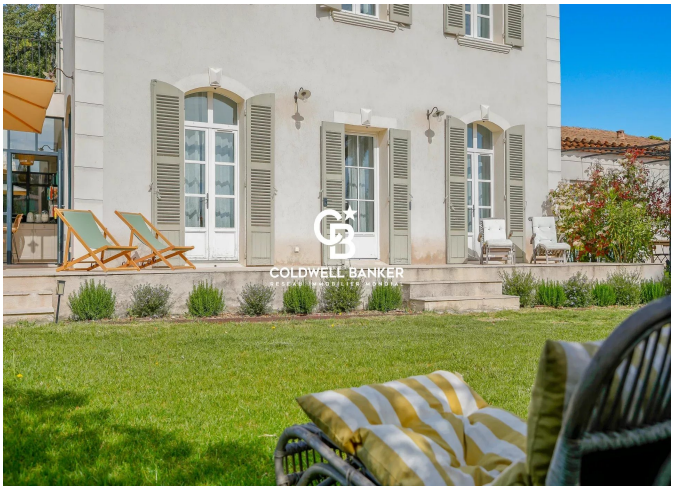
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