COLDWELL BANKER
EUROPA REALTY

House Carqueiranne



SALE PRICE : 2 390 000 €

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DESCRIPTION

Carqueiranne, overlooking the Mediterranean Sea in a privileged setting, this remarkable contemporary villa of approximately 300 sqm undoubtedly offers one of the most spectacular views in Carqueiranne.

From its vast terrace of more than 100 sqm, the eye is drawn to an extraordinary panorama stretching from La Ciotat to the Golden Islands, taking in the Giens Peninsula along the way. A true invitation to contemplation, with the unique sensation of diving directly into the sea.

Flooded with natural light through expansive openings facing the horizon, the reception area offers generous volumes with a double living room and a semi-open kitchen. Every living space enjoys breathtaking views over the Mediterranean Sea and the surrounding hills.

The property currently offers six bedrooms, two of which have been converted into a home office and a fitness room. Three bedrooms are located on the main living level, while three additional bedrooms occupy the garden level. The villa is complemented by four bathrooms, including three shower rooms, a spacious dressing room, as well as a large room of more than 50 sqm offering numerous possibilities for customization according to the future owners' needs.

Outside, the 17-metre infinity pool blends harmoniously into a carefully landscaped mineral and Mediterranean environment. Completely private and not overlooked, it enjoys absolute privacy.

Built on a landscaped plot of 1,752 sqm, the property also provides several parking areas accommodating up to four vehicles.

This rare address will appeal equally to those seeking a primary residence or a luxurious holiday home, offering an exclusive lifestyle just minutes from Toulon-Hyères Airport, the beaches of Almanarre, the charming village of Carqueiranne, and the town centre of Hyères.

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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	Property tax:	€7.00	Number of rooms:	8 rooms
Number of bedrooms:	5 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 119

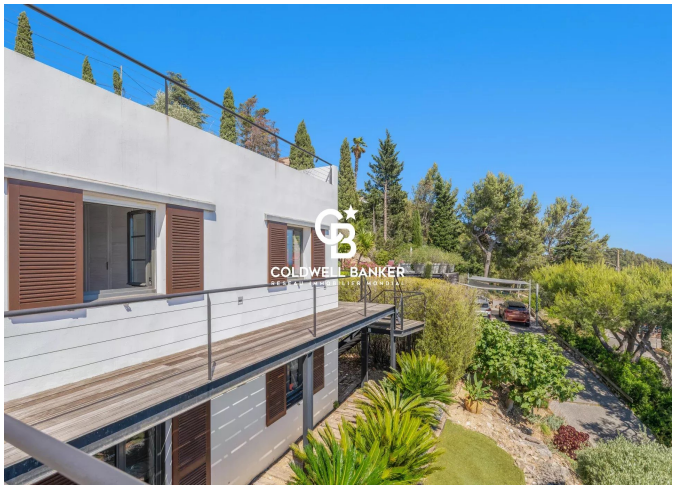
Greenhouse gas emissions (GHG) index: A 4

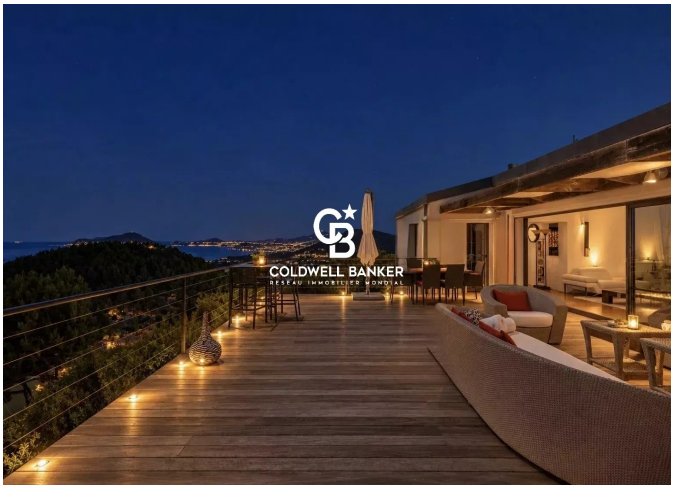
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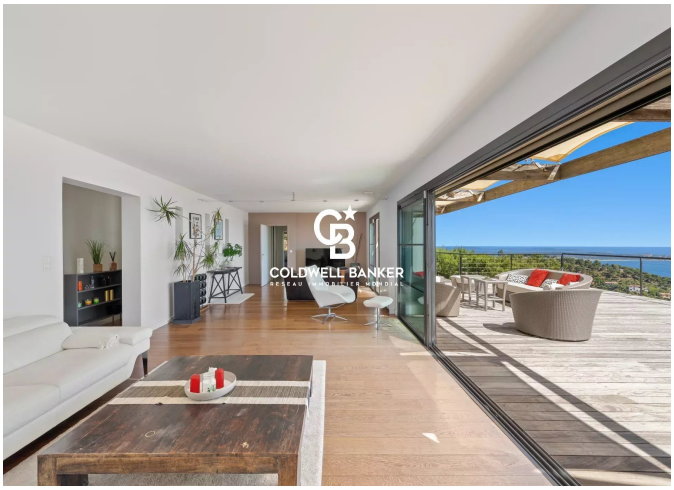
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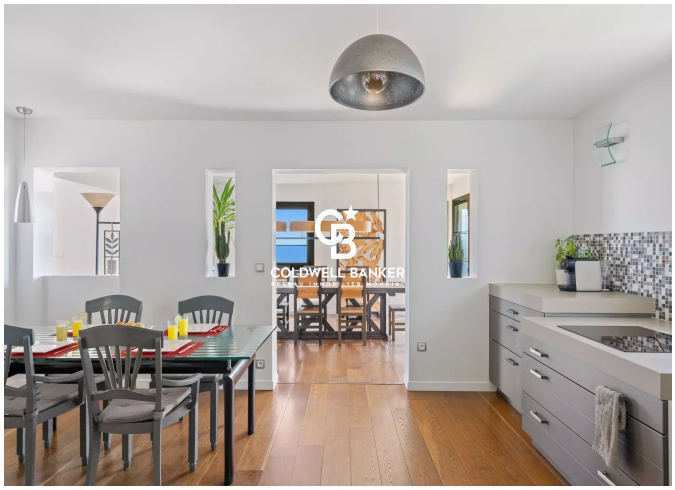












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