COLDWELL BANKER
EUROPA REALTY

House Carqueiranne



SALE PRICE : 2 600 000 €

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DESCRIPTION

Located in one of Carqueiranne's most sought-after residential areas, this exceptional property enjoys a rare setting where the ultimate luxury is being able to walk to the sea with nothing more than a towel over your shoulder. Boasting panoramic views over the Mediterranean, the villa offers a breathtaking living canvas whose colours evolve throughout the day, creating a constant sense of tranquillity and effortless elegance. Whether as a primary residence or a luxurious holiday home, it also benefits from a prime location less than ten minutes from Toulon-Hyères Airport and Hyères train station.

From the property, a dedicated cycle path allows you to reach the charming village of Carqueiranne or the renowned Almanarre Beach within just a few minutes, making everyday life both convenient and enjoyable.

Set on a beautifully flat plot of nearly 2,000 sqm, the villa offers generous outdoor spaces with parking for six vehicles or more. The landscaped grounds have been designed as a true extension of the home, featuring a pétanque court, a stunning mirror infinity pool reflecting the Mediterranean and its spectacular sunsets, along with multiple outdoor living areas inviting you to savour every moment.

From the impressive reception room, the eye is immediately drawn to an extraordinary panorama where the sea becomes the permanent backdrop to daily life. Every sunrise, every change of light and every season reveals a new masterpiece.

The villa offers four elegant suites, including an exceptional XXL Master Suite with its own private terrace and a luxurious bathroom inspired by the finest five-star hotels, creating a private sanctuary dedicated to comfort and well-being.

After a day spent by the sea, the outdoor shower allows you to extend the pleasure of outdoor living before enjoying dinner overlooking the Mediterranean or sharing a game of pétanque with family and friends as the sun slowly disappears beyond the horizon. These are the moments that become lifelong memories.

Offering approximately 248 sqm of total living space over three levels, the villa combines generous yet perfectly balanced volumes, designed for elegant and relaxed Mediterranean living.

And when winter arrives, the magic remains. The soft seasonal light, shimmering reflections across the Mediterranean and ever-changing skies remind you that this exceptional view is not reserved for summer alone—it is a privilege to enjoy every single day of the year.

Virginie Bertrand-Bondil
Managing Partner
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Registered with the Toulon Trade and Companies Register RCS under No. 977 802 644.
Professional Liability Insurance:
GAN Assurances Policy No. 314959512000.

This property is located in an area subject to mandatory vegetation clearance regulations under French law ("Obligation de Débroussaillement").
Information regarding the natural, mining and technological risks to which this property is exposed is available on the official French government website: www.georisques.gouv.fr

Some photographs feature virtual staging created using artificial intelligence (AI). The interiors, furnishings, and décor shown are for illustrative purposes only and are non-contractual.

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FEATURES

Property type:	House	Property tax:	€5.00	Number of rooms:	5 rooms
Number of bedrooms:	4 bedrooms				

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

ENERGY PERFORMANCE DIAGNOSIS

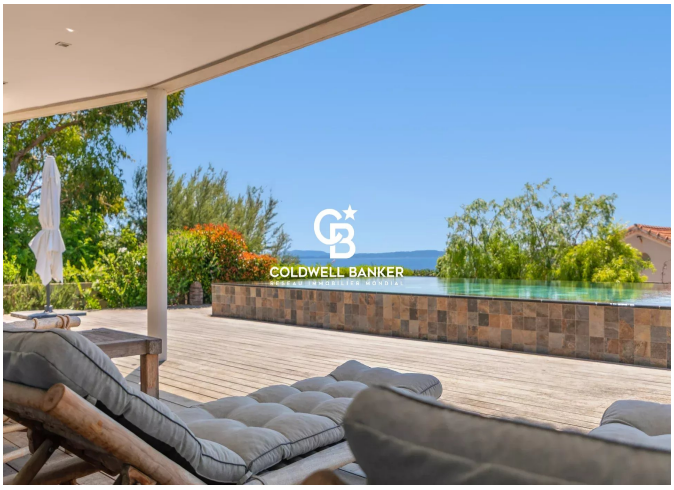
Energy performance diagnosis (EPD): B 78

Greenhouse gas emissions (GHG) index: A 3

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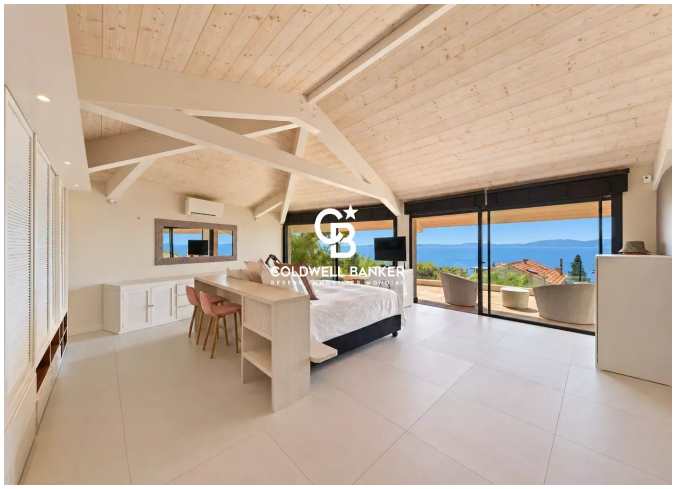
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