COLDWELL BANKER
EUROPA REALTY

House Cavalaire-sur-Mer 222 m²



SALE PRICE : 2 490 000 €

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50 avenue Etienne Gola
France, 83820, Rayol-Canadel-sur-

Mer

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DESCRIPTION

Just five minutes from the town centre, in the heart of a privileged, perfectly preserved and peaceful residential setting, this property of approximately 225 m² offers a remarkable blend of contemporary architecture, loft-style living and the Mediterranean way of life.

Set on a superb terraced plot of approximately
3,450 m², generously landscaped and planted with trees, it enjoys breathtaking views of the sea and hills in a particularly secluded setting.

Upon entering, the ground floor reveals a sleeping area comprising a first bedroom with an en-suite shower room and a second en-suite bedroom featuring its own bathroom and fitted walk-in wardrobe. A utility room and a separate toilet complete this floor.

On the main floor, the property reveals its full character. Bathed in light and enhanced by an elegant glass roof in a loft-style design, the reception area combines the living room and dining area in a decidedly contemporary atmosphere. Large windows naturally extend the space out onto a panoramic terrace overlooking the sea, a veritable living painting that changes with the passing hours.

The contemporary, fully fitted semi-open-plan kitchen blends harmoniously into this living space and leads onto a pantry. Two bedrooms opening onto a terrace with sea views, a shower room and a guest toilet complete this level.

Right next to the swimming pool, a detached pool house, complete with its own shower room and toilet, is the perfect complement to long summer days and allows you to make the most of the outdoor spaces.

The top floor is entirely devoted to an exclusive master suite. A spacious bedroom, walk-in wardrobe, shower room and private terrace overlooking the sea create an intimate space, set apart from the rest of the house.

Outside, the various landscaped terraces create several areas for relaxation and socialising around the swimming pool and its pool house, set in unspoilt Mediterranean surroundings.

A locked garage completes the property, with the added possibility of converting the space into a large annexe or a second spacious garage, offering particularly valuable additional potential.

A unique property where light, spaciousness and sea views come together elegantly, just a few minutes from the town centre.

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FEATURES

Property type:	House	Area:	222.95 m²	Property tax:	€2.00
Number of rooms:	6 rooms	Number of bedrooms:	5 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): A 69

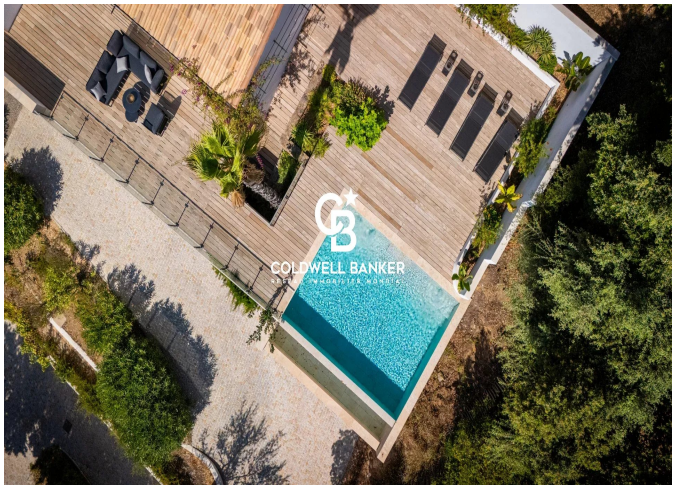
Greenhouse gas emissions (GHG) index: A 2

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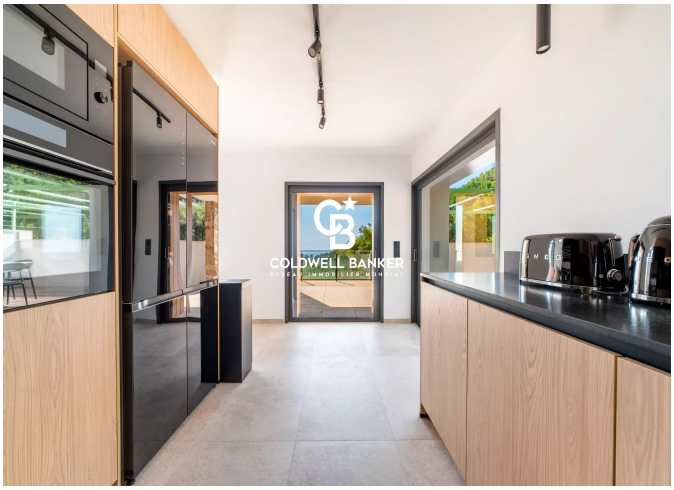
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