COLDWELL BANKER
EUROPA REALTY

House Cavalaire-sur-Mer 255 m²



SALE PRICE : 1 980 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

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

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Panoramic sea views, generous living spaces and a peaceful natural setting: a distinctive property offering an exceptional Mediterranean lifestyle.

Set in an elevated position, surrounded by greenery and enjoying complete privacy, this characterful property boasts panoramic views over the Mediterranean Sea and the surrounding hills. Situated on approximately 1,630 m² of land bordering a protected, non-buildable green zone, it offers a privileged setting where tranquillity, privacy and uninterrupted views come together.

With an advertised living area of approximately 255 m², the villa stands out for its spacious interiors and seamless connection between indoor and outdoor living. The impressive living room features a cathedral ceiling and a fireplace, creating a warm and welcoming atmosphere while making the most of the natural light and panoramic views.

Extending from the living area, a generous terrace of approximately 100 m² provides the perfect setting to admire the sea, enjoy outdoor dining and spend relaxing moments with family and friends. A dining area and an open-plan kitchen complete this inviting living space.

The main villa offers five bedrooms, including a master suite with a bathroom, as well as additional shower rooms, a study and a guest WC.

An independent apartment comprising a living room, kitchen, bedroom and shower room with WC provides additional flexibility and is ideal for welcoming family and friends in complete independence.

Outside, the landscaped garden continues the feeling of space and serenity. The heated infinity pool blends harmoniously into the surroundings, offering a wonderful place to relax while enjoying the sea and hillside views. A separate annex with a shower room and WC completes the pool area.

Additional features include a boules court, laundry room, utility room, cellar and outdoor parking for three vehicles.

The property also benefits from air conditioning, aluminium sliding windows, blinds, an irrigation system, a barbecue, perimeter fencing and an electric entrance gate.

A distinctive property where panoramic sea views, generous living spaces, independent accommodation and a peaceful natural setting combine to create an exceptional Mediterranean retreat. An ideal choice as a permanent residence or a second home on the French Riviera.

---

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

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	255.0 m²	Property tax:	€4.00
Number of rooms:	10 rooms	Number of bedrooms:	6 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): C 143

Greenhouse gas emissions (GHG) index: A 5

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY











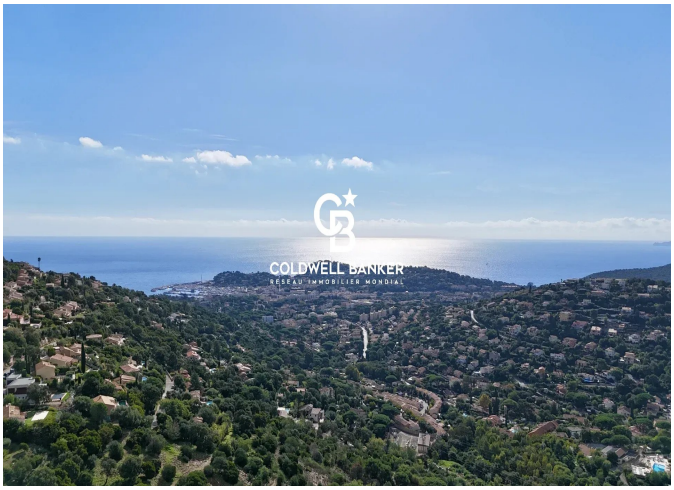

50 avenue Etienne Gola
France, 83820, Rayol-Canadel-sur-

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr