COLDWELL BANKER
EUROPA REALTY

House Cavalaire-sur-Mer 274 m²



SALE PRICE : 1 490 000 €

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

Mer

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DESCRIPTION

Uninterrupted views over the Mediterranean Sea and the Domaine du Cap Lardier, with a full south-facing orientation. Set on beautifully landscaped grounds of 1,600 m², this 275 m² property, featuring 5 bedrooms, a swimming pool and a 45 m² garage, offers rare renovation potential to create a contemporary luxury villa of the highest standard.

An Exceptional Location

Set in a privileged environment, the property enjoys a superb full south-facing orientation and uninterrupted views over the Mediterranean Sea and Cap Lardier — one of the most sought-after areas of Cavalaire-sur-Mer.

Generous Volumes Across Three Levels

Built on a 1,600 m² plot, the property offers more than 310 m² of total floor area, including approximately 275 m² of living space.

The main level features beautiful, light-filled reception rooms opening onto a large sea-facing terrace, a kitchen, several bedrooms and a bathroom.

On the garden level, additional bedrooms, independent living spaces, shower rooms and spacious terraces complete the property, making it ideal as a prestigious family residence or an exceptional property designed for entertaining.

Exceptional Features

A large built swimming pool, an approximately 45 m² garage and numerous parking spaces complete this property.

An Exceptional Renovation Project

This character property, featuring terracotta tiled floors, exposed wooden beams and a wrought-iron staircase, requires renovation.

It offers future owners the opportunity to create a contemporary luxury villa of the highest standard while preserving the charm and generous proportions of the existing building.

A Rare Opportunity

Rarely available on the market, this property will appeal to buyers seeking an exceptional location, breathtaking sea views and the opportunity to create a unique residence in one of the most sought-after

areas of Cavalaire-sur-Mer.

The photographs above show the property's current condition. Some additional visuals are AI-generated renovation projections, provided for inspiration to illustrate the property's potential transformation. Non-contractual and for illustrative purposes only.

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FEATURES

Property type:	House	Area:	274.73 m²	Property tax:	€6.00
Number of rooms:	12 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): D 183

Greenhouse gas emissions (GHG) index: A 5

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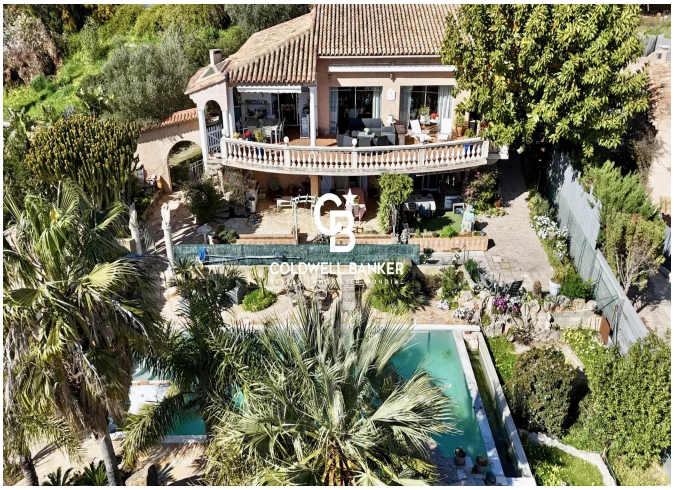



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