COLDWELL BANKER
EUROPA REALTY

House Cavalaire-sur-Mer 73 m²



SALE PRICE : 475 000 €

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

Mer

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DESCRIPTION

Just 800 m from the beach and within a few minutes' walk of the town centre, this 73 m² house with an additional mezzanine offers 3 bedrooms, 2 parking spaces and excellent potential to extend by approximately 30 m². Ideal as a permanent residence, holiday home or seasonal rental investment.

A PRIME LOCATION

Situated between the beach and the town centre, this property benefits from easy access to the sea, shops and the lively atmosphere of the area, while offering a pleasant and peaceful setting.

AN IDEAL LAYOUT

With 73 m² of Carrez living space, complemented by a mezzanine, the house faces south-east, providing plenty of natural light throughout the day.

The entrance opens onto a pleasant living area with a fully equipped open-plan kitchen, together with a utility room/storage area and a separate WC.

Upstairs, the sleeping area comprises 3 bedrooms with storage space, as well as a fully fitted bathroom with a bathtub, shower, double washbasin and WC.

The mezzanine provides a valuable additional space, ideal as a home office, reading nook or occasional guest bedroom.

FEATURES THAT MAKE THE DIFFERENCE
2 private parking spaces – a real advantage in this sought-after area.
Extension potential of approximately 30 m², allowing you to adapt the house to your future plans.
Garden with wooden terrace and artificial grass, ideal for enjoying the outdoors.
AN INVESTMENT WITH STRONG POTENTIAL

Thanks to its location, accommodation capacity and extension potential, this house is perfectly suited to seasonal rental, offering the possibility of generating rental income while retaining personal use.

A rare opportunity in Cavalaire-sur-Mer, combining location, potential and quality of life.

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FEATURES

Property type:	House	Area:	73.0 m²	Number of rooms:	4 rooms
Number of bedrooms:	3 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 106

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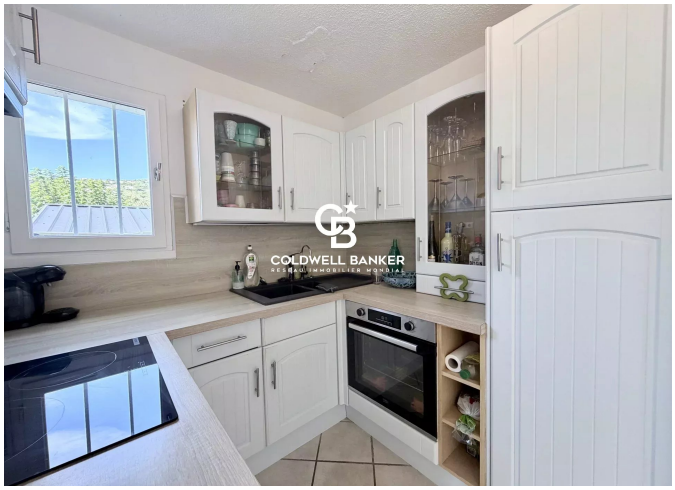

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