COLDWELL BANKER
EUROPA REALTY

House Cavalaire-sur-Mer 137 m²




SALE PRICE : 1 100 000 €

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

Mer

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## DESCRIPTION

Renovation project with sea views – An exceptional property waiting to be discovered

Set against a stunning backdrop, this south-facing villa offers magnificent sea views, which are particularly striking from the living areas and the upper floor, in a peaceful and privileged setting.

Set on a plot of approximately 1,000 m², this property, with around 140 m² of living space, presents a rare opportunity to create a home that reflects your personal style. The renderings shown illustrate a renovation project designed to unlock the villa's full potential and inspire future design possibilities.

Upon entering, the main level features a light-filled living room, extending onto a terrace overlooking the Mediterranean and the Domaine du Cap Lardier, an open-plan kitchen, two bedrooms, a bathroom and a separate toilet.

On the garden level, two further bedrooms, a shower room and a separate toilet open onto a spacious terrace and a large in-ground swimming pool, providing the ideal setting for entertaining family and friends in an intimate atmosphere.

A garage of approximately 45 m² completes the property and offers numerous potential uses.

With some renovation and modernisation work, this property can be transformed into a truly luxurious contemporary villa, whilst making the most of its sought-after location and spectacular sea views – the defining feature of this property.

A rare opportunity for enthusiasts of high-end renovation, keen to create a unique living space where contemporary elegance meets one of the most beautiful panoramic views on the Côte d'Azur.

Mer

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 137.0 m² | Property tax: | €2.00 |
| 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): D 209

Greenhouse gas emissions (GHG) index: B 6

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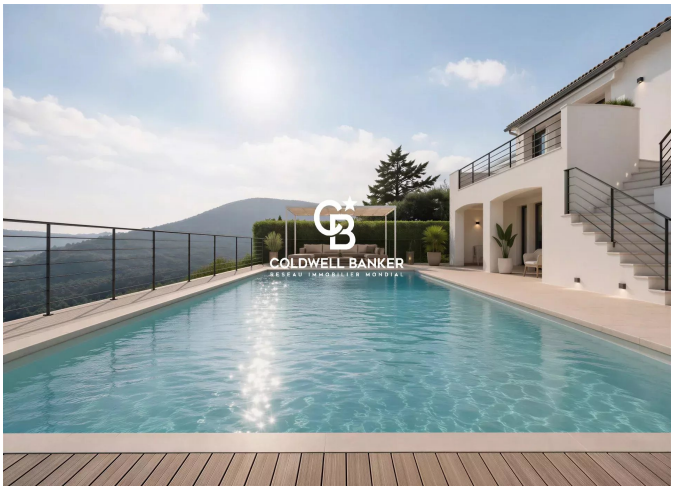


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