COLDWELL BANKER
EUROPA REALTY

House Cavalaire-sur-Mer 190 m²



SALE PRICE : 1 490 000 €

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

Mer

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stbarth.azur@coldwellbanker.fr

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DESCRIPTION

Just a few minutes' walk from the beaches and town centre, at the end of a private driveway in a peaceful, secluded setting, this exceptional property enjoys a highly desirable location.

Set within beautifully landscaped grounds of 1,505 m², the property offers approximately 231 m² of total combined surface area, including ancillary spaces. This includes 190 m² of private floor area measured under the French Carrez Law for the main villa, complemented by a workshop, garage and cellar.

The light-filled living spaces open onto the terraces and garden through large sliding glass doors. The villa features two elegant suites, including an upstairs principal suite with dressing room, shower room and separate WC.

Outside, the 10 x 5 m infinity pool, sun-drenched terraces and pétanque court invite you to embrace the Mediterranean lifestyle.

An independent, air-conditioned guest house of approximately 45 m² completes the property. It comprises a living area with kitchen, a bedroom, a shower room and an office/dressing area. Ideal for accommodating family and friends in complete independence, it also offers potential for a rental project, subject to applicable regulations.

The garage offers further conversion potential, subject to the necessary planning permissions.

A rare opportunity in Cavalaire-sur-Mer, combining a sought-after location, privacy and outstanding potential.

Mer

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FEATURES

Property type:	House	Area:	190.0 m²	Property tax:	€4.00
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 82

Greenhouse gas emissions (GHG) index: B 7

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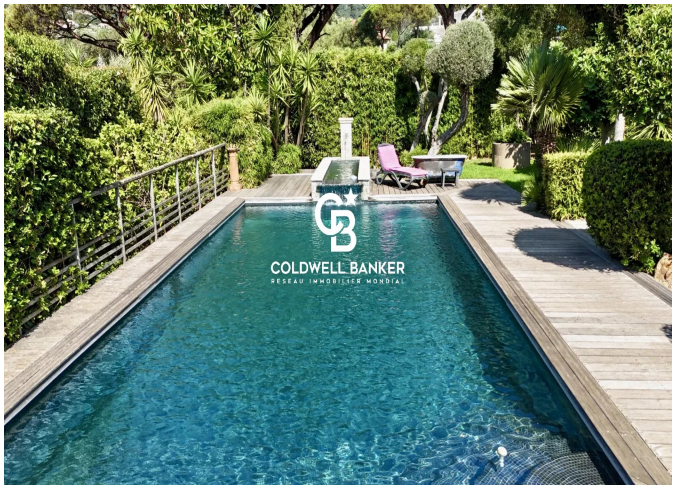









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