COLDWELL BANKER
EUROPA REALTY

House Cavalaire-sur-Mer 100 m²



SALE PRICE : 750 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

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

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

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DESCRIPTION

Nestled in a quiet and idyllic setting, within an intimate, gated and secure residential complex comprising just 18 villas and featuring a swimming pool, this elegant and charming villa, measuring 100m², captivates with its warm atmosphere, its abundance of natural light and its unobstructed views of the sea and the forest.

Facing due south, it enjoys optimal sunshine throughout the day. Adjoining only via the garage, it offers true privacy and a peaceful living environment.

Perfectly maintained and in excellent condition, the villa features a welcoming living area comprising a light-filled living room, a fully fitted and equipped open-plan kitchen, a dining area and a lounge, all opening onto a pleasant terrace that invites you to make the most of the Mediterranean climate.

The ground floor also comprises a utility room, a bathroom and a separate toilet.

Upstairs, the sleeping area features two comfortable bedrooms sharing an elegant shower room with a toilet.

A large garage, directly accessible from the house, completes the amenities of this property.

An ideal location for a main residence, a holiday home on the Côte d'Azur or a high-quality investment, close to the beaches and local amenities.

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FEATURES

Property type:	House	Area:	100.0 m²	Property tax:	€1.00
Number of rooms:	3 rooms	Number of bedrooms:	2 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 80

Greenhouse gas emissions (GHG) index: A 2

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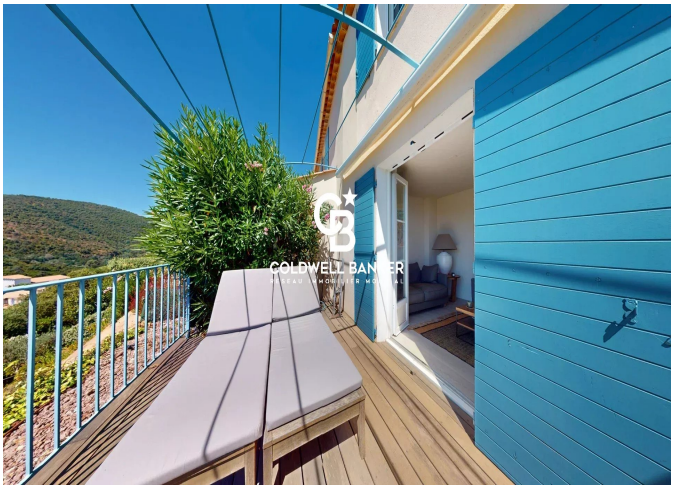











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