COLDWELL BANKER
EUROPA REALTY

House Cogolin 245 m²



SALE PRICE : 1 950 000 €

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

Mer

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DESCRIPTION

Located in a peaceful setting on the Gulf of Saint-Tropez, this superb villa stands on 2,250 m² of landscaped grounds and comprises two houses combining Provençal authenticity with contemporary comfort, perfect for welcoming family and friends while preserving everyone's privacy. The main house, measuring approximately
168 m², built in a traditional Provençal style and facing south, charms with its refined architecture, generous volumes and warm atmosphere.
It opens onto an entrance hall leading to a vast cathedral-style living room with an insert fireplace, as well as a separate fitted kitchen opening onto a convivial terrace with its summer kitchen.
The ground floor also includes two bedrooms, a shower room, a separate WC and a master suite with dressing room, shower room and private WC. Upstairs, a beautiful mezzanine opening onto the living room and a bedroom with shower room and WC complete this harmonious ensemble. Outside, a swimming pool with beach access surrounded by terraces invites you to relax under the Mediterranean sun.
Recently built, this holiday home of approximately 76 m² offers contemporary style and modern amenities. The ground floor features a bright living room with an open-plan fitted kitchen, a separate toilet and a beautiful oak staircase. Upstairs, two bedrooms and a shower room with WC create a comfortable space, ideal for entertaining or enjoying seasonal rental income.
A rare property on the market, combining charm, comfort and functionality, 15 minutes from the beaches and iconic villages of the Gulf of Saint-Tropez.

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FEATURES

Property type:	House	Area:	245.0 m²	Property tax:	€2.00
Number of rooms:	10 rooms	Number of bedrooms:	6 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 192

Greenhouse gas emissions (GHG) index: B 6

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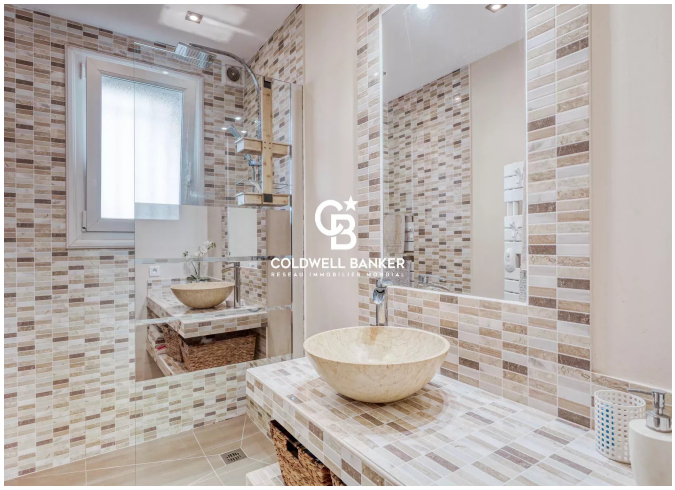

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