COLDWELL BANKER
EUROPA REALTY

House Cogolin 250 m²



SALE PRICE : 1 785 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

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

Mer

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DESCRIPTION

Nestled in an exceptional natural setting, this 250 m² Provençal villa offers peace and serenity on a 9,000 m² plot with an unobstructed view of the vineyards. It features a heated pool, a pool house, and a 57 m² covered terrace, perfect for relaxation.
Inside, an open kitchen connects to a spacious double living room with a wood-burning stove. Four en-suite bedrooms with private bathrooms provide comfort and privacy, complemented by a versatile fifth bedroom. A laundry room adds convenience to daily living.
The beautifully landscaped outdoor spaces allow for year-round enjoyment of the terraces and pool. A 54 m² garage completes this property, which is in excellent condition and ready to move in without any renovations. A rare opportunity in a preserved environment.

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FEATURES

Property type:	House	Area:	250.0 m²	Property tax:	€1.00
Number of rooms:	6 rooms				

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): C 114

Greenhouse gas emissions (GHG) index: A 3

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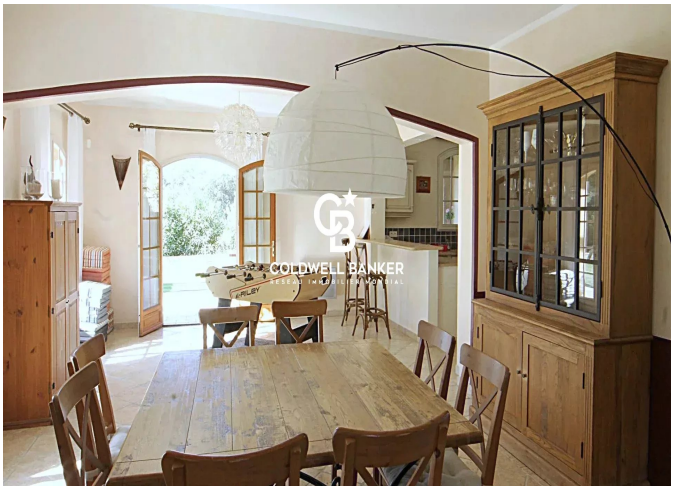



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