COLDWELL BANKER
EUROPA REALTY

House Cogolin 280 m²



SALE PRICE : 2 500 000 €

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

Mer

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DESCRIPTION

In the heart of the Gulf of Saint-Tropez, this charming property covers nearly 2.5 hectares of unspoilt nature. A rare address, combining absolute tranquillity, authenticity and Provençal art de vivre, just 30 minutes from Saint-Tropez and 10 minutes from Grimaud. The main house, approximately 150 m², in need of renovation, charms with its generous volumes and beautiful light. It offers an entrance hall with storage space, a large living room with fireplace opening onto a terrace overlooking the countryside, a functional kitchen, three large bedrooms, a bathroom, a shower room, a laundry room and a garage. A second independent dwelling of approximately 130 m² harmoniously completes the property. Designed for entertaining, it offers a light-filled living room with open kitchen, three comfortable bedrooms, a bathroom and a garage. An ideal space for welcoming family and friends, or for considering a rental activity in complete privacy. The carefully landscaped grounds, planted with Mediterranean species, invite you to relax and contemplate. Horse riding enthusiasts will appreciate the two existing stables (16 m² and 36 m²), which are perfectly suited for keeping horses. The environment is also ideal for agricultural or leisure projects, depending on your preferences. Located in a peaceful setting without being isolated, the property offers a precious balance between serenity and proximity to amenities. A unique place for lovers of space and nature, ideal for outdoor living, as a main residence, country house or hospitality project...

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FEATURES

Property type:	House	Area:	280.0 m²	Property tax:	€4.00
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

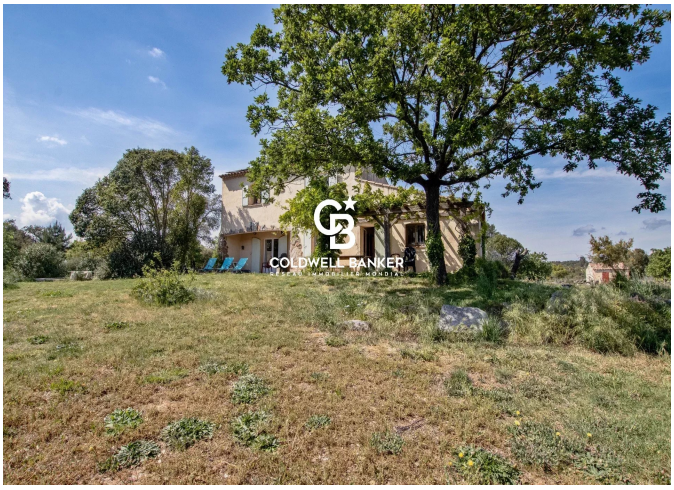
Energy performance diagnosis (EPD): C 157

Greenhouse gas emissions (GHG) index: B 6

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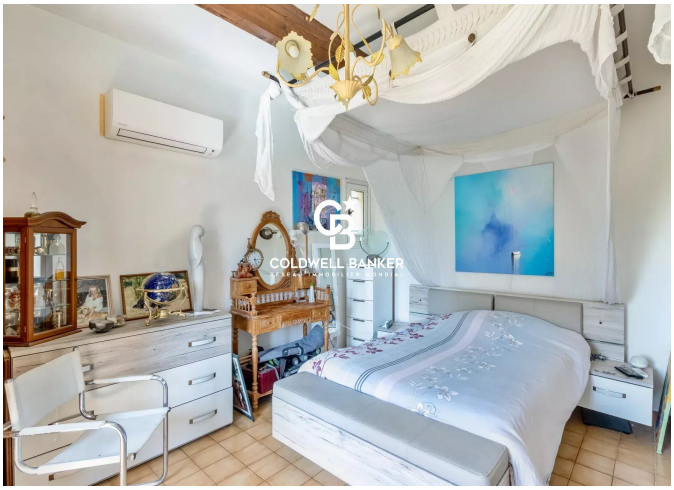
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