COLDWELL BANKER
EUROPA REALTY

House Draguignan 168 m²



SALE PRICE : 690 000 €

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

Mer

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DESCRIPTION

Built as a single-storey property on a magnificent landscaped plot of 5,030 m², delicately planted with olive trees, this elegant property of approximately 170 m² embodies a distinctly Mediterranean way of life, where comfort, privacy and nature come together in harmony.

From the moment you enter, the villa captivates with its spacious interiors and fluid layout. The spacious living room, extended by a convivial kitchen and a light-filled conservatory opening onto the garden, enjoys remarkable natural light and offers superb views of the outdoor areas. Each room has been designed to prioritise comfort and conviviality within a warm and refined atmosphere.

Outside, the landscaped grounds form a veritable oasis of greenery. Olive trees, Mediterranean flora and vast relaxation areas lend the property a peaceful and authentic atmosphere. The swimming pool blends seamlessly into this unspoilt setting, inviting you to make the most of the region's sunny climate.

The sleeping area comprises four bedrooms, including an elegant master suite featuring a mezzanine opening onto a superb 'Tropézienne' terrace. A truly special space, this terrace offers an intimate setting perfect for relaxation and special moments. Two shower rooms and a bathroom harmoniously complete the facilities.

A spacious, shaded terrace forms a natural extension of the living areas and is the ideal place to entertain family and friends in a peaceful, leafy setting.

Finally, the solar panels provide added comfort by optimising the property's energy efficiency.

A rare find thanks to its single-storey layout, the quality of its surroundings and its spacious layout, this villa combines elegance, authentic Provençal charm and a relaxed lifestyle. A property full of character, ideal as either a main residence or a holiday home, just a few minutes from the coast.

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FEATURES

Property type:	House	Area:	168.68 m²	Property tax:	€3.00
Number of rooms:	5 rooms	Number of bedrooms:	4 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 198

Greenhouse gas emissions (GHG) index: B 7

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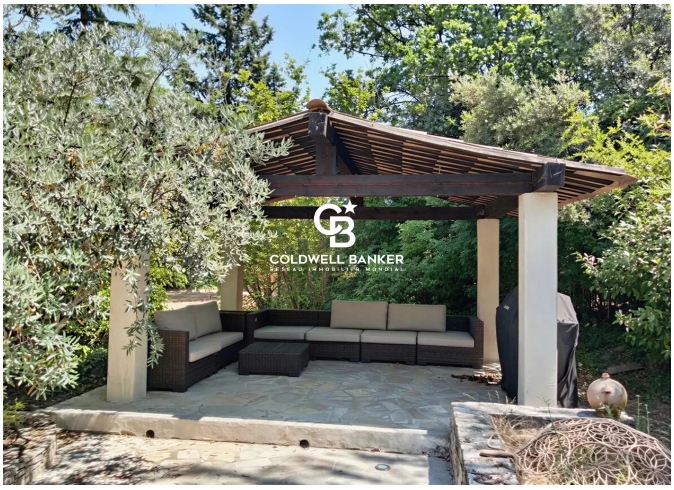







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