COLDWELL BANKER
EUROPA REALTY

House Gassin 110 m²



SALE PRICE : 690 000 €

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

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

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DESCRIPTION

Nestled in a quintessential Mediterranean setting, this charming semi-detached home offers excellent potential and a peaceful lifestyle, making it ideal as either a primary residence or a holiday home.
Access is through a private gate leading to a spacious upper terrace, thoughtfully designed as a relaxing lounge area with outdoor furniture—perfect for enjoying the Mediterranean climate.
Upon entering, you are welcomed into a bright and spacious living room with a fireplace, opening onto a pleasant loggia with open views. An independent kitchen and a guest WC complete this level.

A few steps down, the sleeping quarters comprise three bedrooms, a family bathroom, a shower room, and a separate WC. This level opens onto a more private lower terrace featuring a barbecue, a lounge area, and a pétanque court, creating the perfect setting for entertaining family and friends.
Beyond the terrace, the land extends into natural terraced grounds (restanques) that remain undeveloped and are designated as protected natural land, ensuring a peaceful, green, and unspoilt environment.
The property is located within a secure private estate offering seasonal restaurants and direct access to a beautiful adjoining forest, ideal for long walks and outdoor activities surrounded by nature. The beaches and the Mediterranean coastline are less than 10 minutes away by car.
A delightful property combining Provençal charm, authenticity, tranquillity, and the Mediterranean art of living.

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FEATURES

Property type:	House	Area:	110.0 m²	Number of rooms:	4 rooms
Number of bedrooms:	3 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 164

Greenhouse gas emissions (GHG) index: B 6

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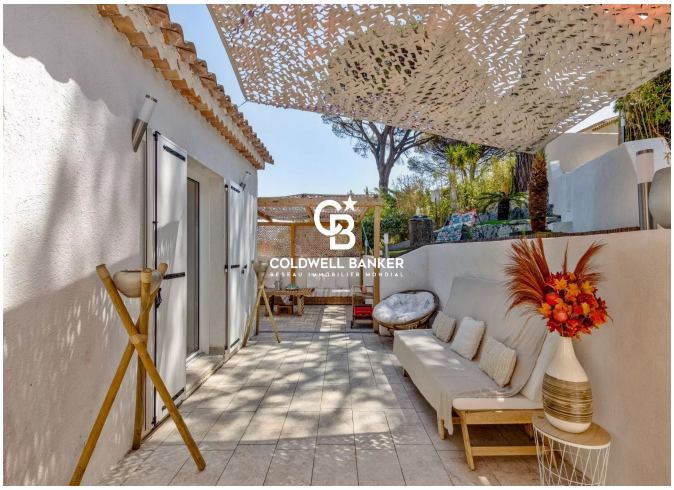



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