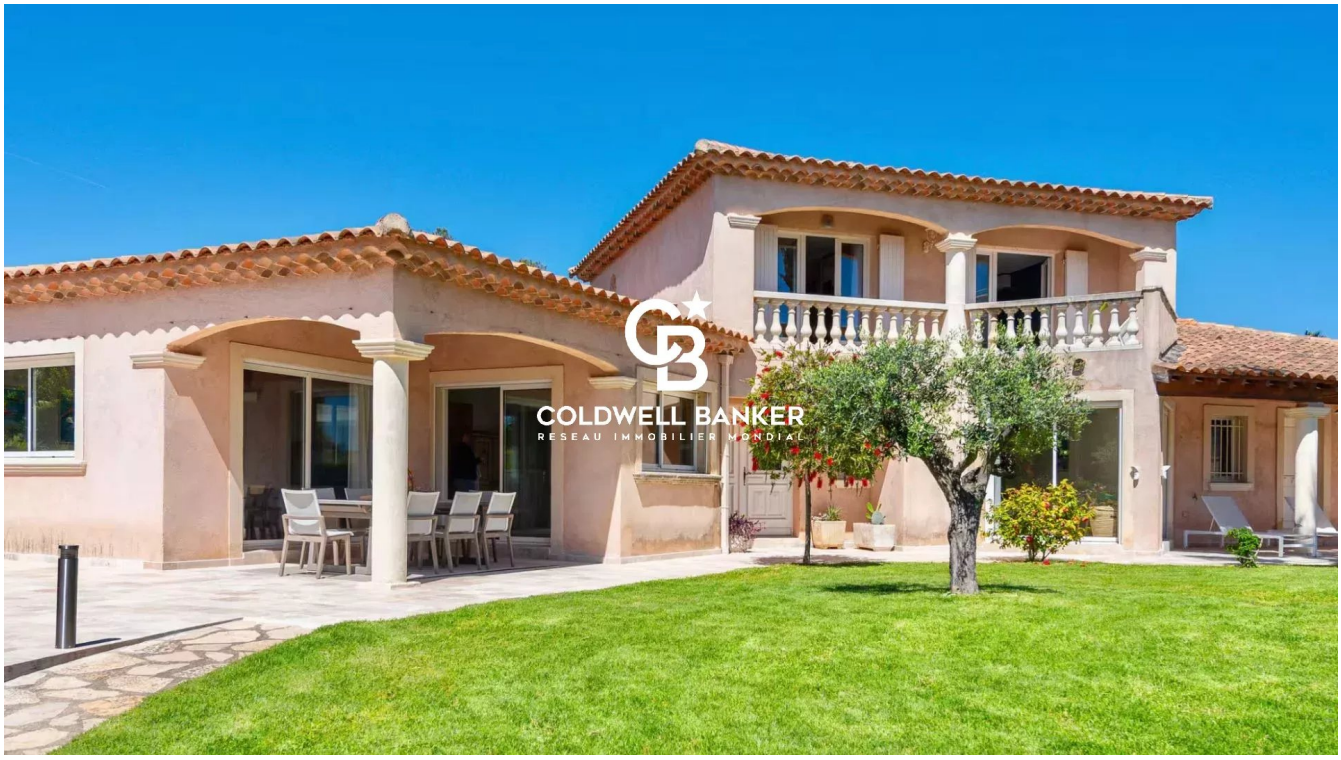
COLDWELL BANKER
EUROPA REALTY

House La Londe-les-Maures 180 m²



SALE PRICE : 1 695 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

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

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

A rare find, right on the beach.

Boasting a prime location on the beach, in the heart of Port de Miramar, this property offers an exceptional living environment, combining the gentle Mediterranean climate with immediate proximity to the sea.

Built on a flat, landscaped plot of approximately 1,200 m², perfectly south-facing, the villa offers around 180 m² of living space and impresses with its spaciousness, natural light and the quality of its outdoor areas.

A comfortable and functional layout

On the ground floor, an entrance hall leads to a spacious double living room featuring a fireplace, as well as a separate kitchen. This level also comprises a bedroom, a shower room, a study and a separate toilet.

Upstairs, the sleeping area consists of three bedrooms, a bathroom and a separate toilet.

Outside, the property offers a space truly dedicated to relaxation and the Mediterranean way of life: a 6 x 3.5 m heated stainless-steel swimming pool, an outdoor kitchen and a boules court, all set within a lovely landscaped garden.

A double garage completes the amenities of this property.

Its greatest asset remains its exceptional beachfront location: just a few steps take you to the sand where you can make the most of the Mediterranean, whilst enjoying the lively atmosphere and amenities of Port de Miramar.

A rare property in the area, combining a seafront location, spacious rooms and the outdoor lifestyle.

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	180.0 m²	Property tax:	€3.00
Number of rooms:	7 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): C 88

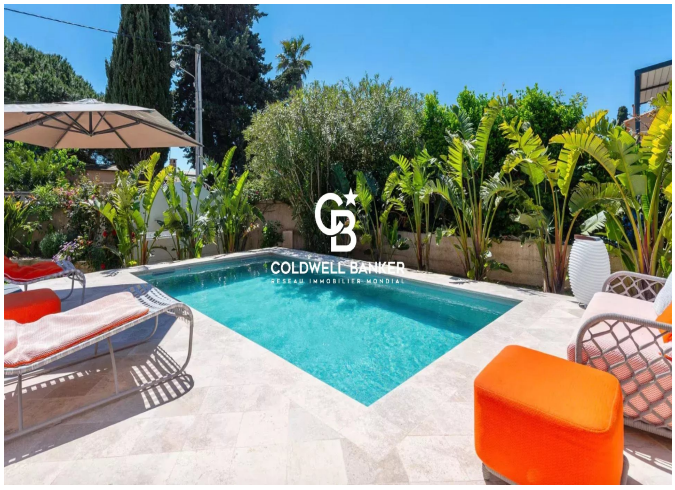
Greenhouse gas emissions (GHG) index: C 18

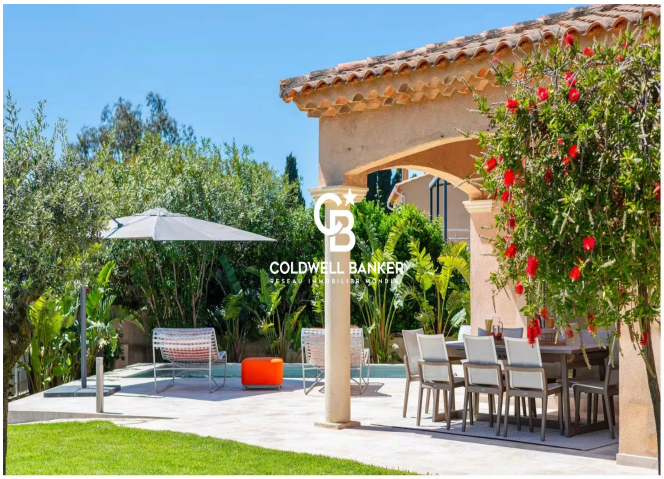
Mer

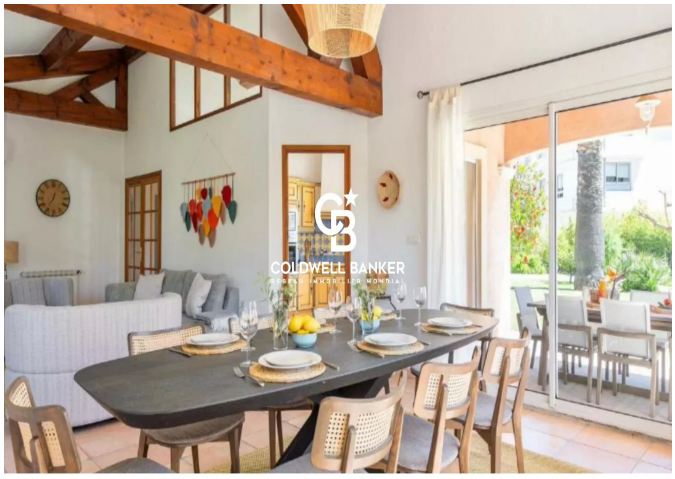
PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

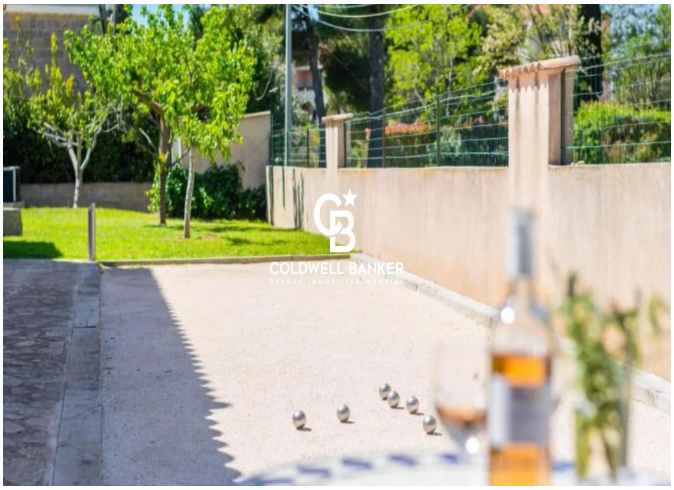
COLDWELL BANKER
EUROPA REALTY

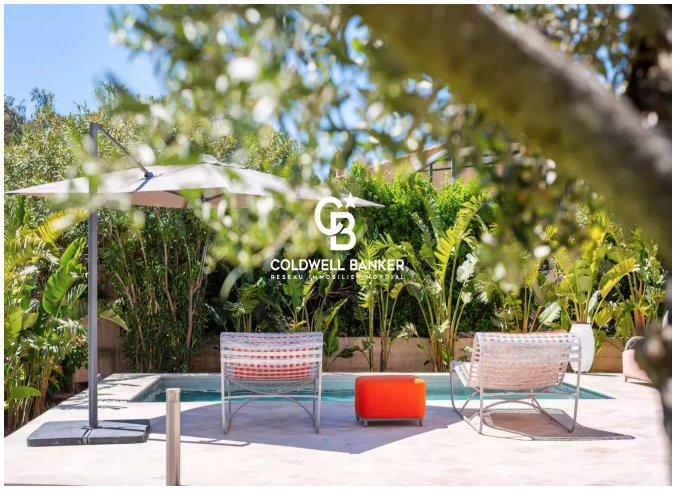












50 avenue Etienne Gola
France, 83820, Rayol-Canadel-sur-

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr