COLDWELL BANKER
EUROPA REALTY

House La Londe-les-Maures 426 m²



SALE PRICE : 3 400 000 €

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

Mer

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DESCRIPTION

Between the sea and vineyards, a secluded property nestled in a one-hectare enclosed plot with no neighbours, offering absolute tranquillity, light and Mediterranean essences with majestic eucalyptus trees. The main building, spread over two floors, offers 420 m² of living space and includes a cellar, a caretaker's studio, a carport, a garden shed and a workshop. Access is via a large esplanade leading to a discreet car park that can easily accommodate several vehicles. The layout elegantly separates the private spaces from the reception areas, ideal for a guest house or a small boutique hotel, with a total of thirteen rooms, including eleven suites with warm décor, nine bathrooms, noble materials and soft southern light for a family home atmosphere. At the heart of the grounds, a heated saltwater mirror pool extends the terraces towards a welcoming pool house, a true haven of relaxation in a Zen atmosphere. The comfort is contemporary and sustainable, with Daikin reversible air conditioning in every room, underfloor heating in the living room, excellent insulation, forty solar panels providing daytime electrical autonomy, hot water production provided by two tanks and pool heating, and Class A energy performance. Water is supplied by the Canal de Provence, a guarantee of reliability, while the proximity of the most beautiful beaches in the Var completes this rare picture where unspoilt nature, privacy and elegance come together on a daily basis... A rare place where unspoilt nature, contemporary comfort and discretion blend perfectly. A unique opportunity to realise a refined hotel project or treat yourself to an exceptional Mediterranean residence.

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FEATURES

Property type:	House	Area:	426.54 m²	Property tax:	€6.00
Number of rooms:	15 rooms	Number of bedrooms:	12 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

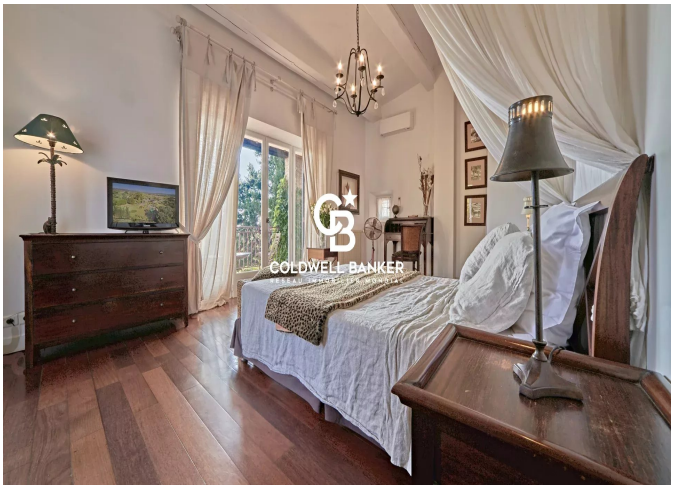
Energy performance diagnosis (EPD): A 52

Greenhouse gas emissions (GHG) index: A 4

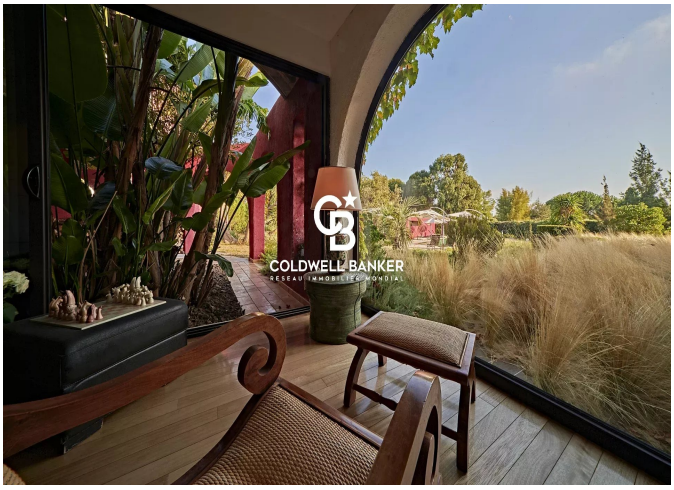
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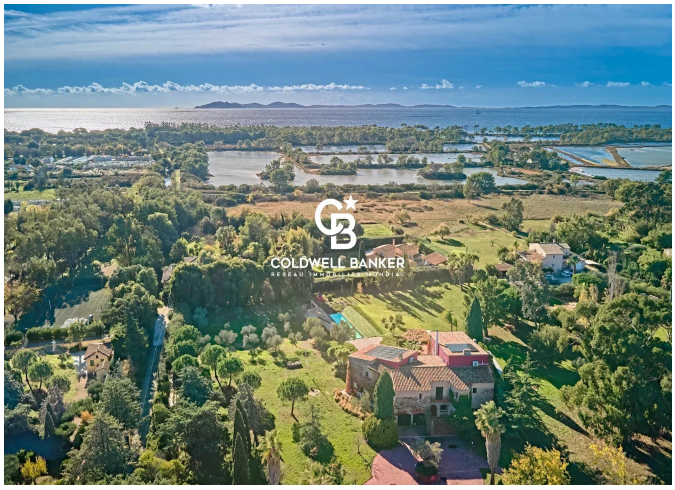
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