COLDWELL BANKER
EUROPA REALTY

House Le Lavandou 173 m²



SALE PRICE : 1 990 000 €

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

Mer

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stbarth.azur@coldwellbanker.fr

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DESCRIPTION

Majestically overlooking the Mediterranean, this exceptional property enjoys one of the most sought-after locations in Le Lavandou, offering spectacular panoramic views of the sea and the Îles d'Or.

Built in the 1930s by the renowned architects Bentz & Chauvin, this iconic residence of approximately 180 m², set on a plot of approximately 900 m², captivates with its distinctive architecture, its preserved authenticity and its unique history.

An exclusive property with a unique architectural heritage, designed for a discerning clientele seeking a rare property, an unrivalled sea view and exceptional potential for appreciation.
Requiring a complete overhaul, this property presents a rare opportunity for lovers of architecture and character properties wishing to create an exceptional home. A full renovation will reveal the full grandeur of this historic property and restore it to the prestige it deserves.

Set in lush greenery, the property offers a rare living environment where privacy, natural light and panoramic views blend to perfection.

The grounds offer the potential for a remarkable landscaping project, including the creation of a swimming pool area and several terraces, inviting you to make the most of the exceptional surroundings overlooking the Mediterranean.

Its prime location means the beaches of Le Lavandou and Saint-Clair – renowned for their crystal-clear waters – are within walking distance, as are the harbour, its restaurants, shops and lively atmosphere, offering a unique way of life where everything is within easy walking reach.

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FEATURES

Property type:	House	Area:	173.0 m²	Property tax:	€2.00
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): E 228

Greenhouse gas emissions (GHG) index: E 66

Mer

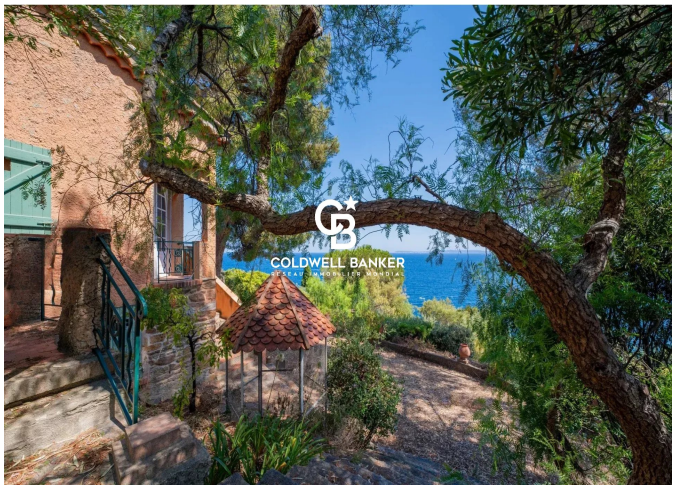
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