COLDWELL BANKER
EUROPA REALTY

House Le Lavandou 248 m²



SALE PRICE : 1 795 000 €

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

Mer

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DESCRIPTION

Just a ten-minute walk from Saint-Clair beach, this villa offers approximately 250 sqm of living space in leafy surroundings, with views of the sea and surrounding hills. A sought-after address in Le Lavandou, perfectly placed to enjoy the Mediterranean lifestyle.

Set within 1,200 sqm of landscaped grounds, the property features generous proportions throughout. The living and dining rooms form a 54 sqm reception area, opening onto a terrace ideal for outdoor dining and entertaining.

The villa comprises five bedrooms and four shower rooms, along with a separate, fully fitted and equipped kitchen. Air conditioning throughout ensures year-round comfort.

Within the garden, a heated saltwater swimming pool measuring 7.50 × 3.50 m provides an inviting setting for relaxation. A well and a garage complete the property, which is offered for sale fully furnished.

Its desirable location, spacious interiors and ample accommodation offer excellent scope for a bespoke renovation. Reimagined to suit its future owners, this villa could reveal its full character as an elegant family residence or holiday home, close to one of Le Lavandou’s finest beaches.

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FEATURES

Property type:	House	Area:	248.0 m²	Property tax:	€3.00
Number of rooms:	8 rooms	Number of bedrooms:	5 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): B 93

Greenhouse gas emissions (GHG) index: A 3

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