COLDWELL BANKER
EUROPA REALTY

House Le Lavandou 241 m²



SALE PRICE : 2 950 000 €

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

Mer

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DESCRIPTION

Set in the heart of Le Lavandou's unspoilt and sought-after surroundings, in the highly desirable Aiguebelle area, this property sits on a superb plot of approximately 1,400 m², offering significant potential for rental investment.
Ideally situated just a few minutes' walk from the splendid Jean Blanc beach, this villa enjoys exceptional sea views and a south-facing aspect, ensuring optimal sunshine throughout the day.
Spanning approximately 240 m², the property charms with its generous proportions and natural light.
The main level features a spacious vaulted living room with a fireplace, extending into an open-plan living area opening onto the outdoors, a kitchen, and a master bedroom with an en-suite bathroom (shower, bath and dressing room).
A second independent living area provides a self-contained space for family and guests. It comprises a living room, an open-plan kitchen, two bedrooms and a shower room.
Every room enjoys spectacular sea views, further enhancing the unique character of this property.
Outside, a south-facing hot tub completes the picture, offering the perfect invitation to relax whilst taking in the exceptional panorama, whilst also providing the potential to install a swimming pool.
A rare find, combining elegance, comfort and a prime location, in the heart of one of Le Lavandou's most sought-after areas.

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FEATURES

Property type:	House	Area:	241.0 m²	Property tax:	€1.00
Number of rooms:	6 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 139

Greenhouse gas emissions (GHG) index: A 5

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