COLDWELL BANKER
EUROPA REALTY

House Le Lavandou 85 m²



SALE PRICE : 594 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

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

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

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DESCRIPTION

Set in an exceptionally well-preserved environment, this two-storey house offers a rare living environment with views of the sea and lush greenery, completely unobstructed. On the ground floor, you will find an entrance hall, a separate toilet, an open-plan kitchen and a bright living room. Upstairs, the sleeping area comprises two bedrooms, a bathroom and a separate toilet.
Outside, a large shaded terrace invites you to relax. It features an outdoor shower and offers great potential for creating a proper summer kitchen, ideal for making the most of the surrounding setting. Parking is easy, with space for up to four vehicles.
Located less than a kilometre from the seafront, this property requiring work offers great potential and represents a rare opportunity, ideal for a renovation and enhancement project.

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FEATURES

Property type:	House	Area:	85.0 m²	Number of units:	10
Number of rooms:	3 rooms	Number of bedrooms:	2 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 156

Greenhouse gas emissions (GHG) index: B 6

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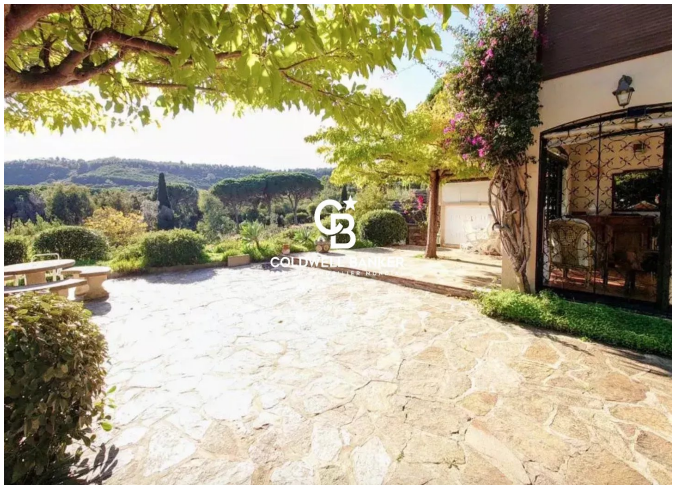









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