COLDWELL BANKER
EUROPA REALTY

House Rayol-Canadel-sur-Mer 181 m²



SALE PRICE : 742 000 €

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

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

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DESCRIPTION

Situated in a prime location, in complete tranquillity, this villa, built in the 1960s, offers approximately 180 m² of living space, set within a beautiful plot of around 1,200 m².

In need of a complete overhaul, the property offers remarkable potential for renovation and numerous possibilities for redesign. The plot, which is suitable for a swimming pool, enjoys unobstructed views over the hills and the Pramousquier plain, set in a lush, unspoilt green setting.

The villa is currently arranged over two levels. On the ground floor, it comprises an entrance hall, a living room, a kitchen, two bedrooms, a shower room and a separate toilet.

Upstairs, a second living room opens onto a pleasant terrace with views, complemented by a dining room, a separate fitted kitchen, three bedrooms, a shower room and a separate toilet.

A spacious garage of approximately 55 m² completes the property.

Just 800 metres from Pramousquier beach, this villa combines tranquillity, proximity to the coast and strong potential for appreciation. Its spacious layout, plot suitable for a swimming pool and location offer a wonderful opportunity to create, following renovation, a characterful property entirely tailored to your tastes.

A property with rare potential in one of the most sought-after areas of the Var coastli

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FEATURES

Property type:	House	Area:	181.0 m²	Property tax:	€2.00
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): E 302

Greenhouse gas emissions (GHG) index: E 68

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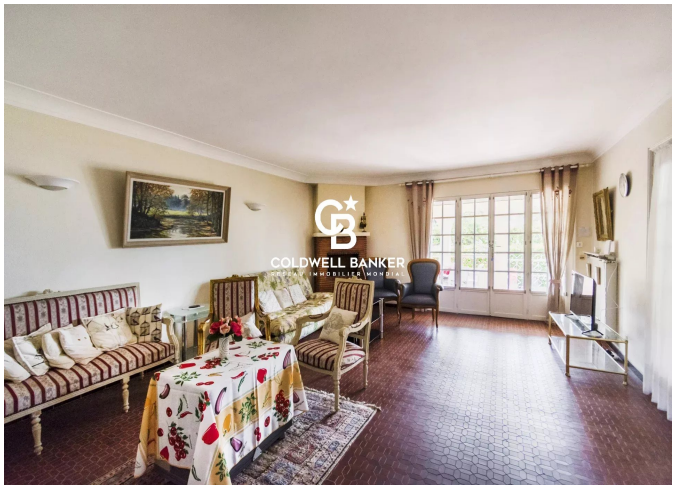





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