COLDWELL BANKER
EUROPA REALTY

House Rayol-Canadel-sur-Mer 184 m²



SALE PRICE : 2 700 000 €

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

Built on a flat plot of 1,600 m², ideally facing due south, this Provençal villa of approximately 184 m², offering excellent prospects for renovation, boasts remarkable potential for appreciation in a privileged setting.

Bathed in light, the property enjoys spectacular sea views, taking in the Îles d'Or as well as the bays of Rayol and Canadel, creating a panorama of rare beauty.

Spread over two floors, the villa comprises six bedrooms, two bathrooms, a shower room and two separate toilets.

A planning permission that has been granted and is free from any appeals further enhances the property's potential, authorising in particular the construction of a 13 × 4-metre swimming pool, as well as a modest extension accompanied by a rise in height.

A rare find on the coast, combining a south-facing aspect, flat land and an exceptional panorama, ideal for envisaging an elegant renovation and realising the full potential of this property.

Mer

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FEATURES

Property type:	House	Area:	184.0 m²	Property tax:	€2.00
Number of rooms:	6 rooms	Number of bedrooms:	6 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 134

Greenhouse gas emissions (GHG) index: A 5

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