COLDWELL BANKER
EUROPA REALTY

House Rayol-Canadel-sur-Mer 200 m²



SALE PRICE : 2 580 000 €

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

Just a short stroll from the beach, this fully renovated villa enjoys a privileged setting, with Mediterranean gardens and panoramic sea views. Offering approximately 200 sqm of living space across three levels, the property sits on a plot of around 1,000 sqm, where terraces and relaxation areas invite you to embrace outdoor living.

The main level features generous reception areas comprising a living room, a dining room and a fully equipped kitchen with an adjoining utility room. These spaces open onto a terrace with panoramic sea views, ideal for alfresco dining and summer evenings. An entrance hall and a separate WC complete this floor.

Upstairs, the sleeping accommodation comprises two suites, each with a private WC, alongside a spacious principal suite with a shower, bathtub and WC. The principal suite opens onto a terrace overlooking the sea.

On the garden level, a bunk room provides additional accommodation for family and guests. A laundry room, a small shower room and a separate WC complete this level.

Outside, the garden features a swimming pool and a pétanque court, creating an inviting setting for relaxation and entertaining. A garage and parking within the grounds complete the property.

A charming home combining generous proportions, the comfort of a recent renovation and the pleasure of being within walking distance of the beach.

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FEATURES

Property type:	House	Area:	200.0 m²	Property tax:	€2.00
Number of rooms:	6 rooms	Number of bedrooms:	4 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 113

Greenhouse gas emissions (GHG) index: A 4

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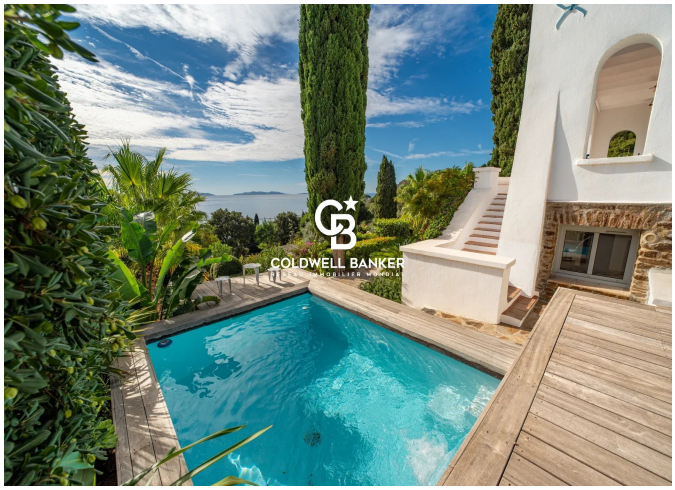












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