COLDWELL BANKER
EUROPA REALTY

House Rayol-Canadel-sur-Mer 135 m²



SALE PRICE : 2 240 000 €

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

Mer

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DESCRIPTION

This single-storey villa, ideally located close to the beach, embodies a sophisticated vision of contemporary luxury by the sea. A truly exceptional property, it offers a rare living environment where architectural elegance combines with breathtaking sea views.
Built on an 846 m² plot, the property offers 135 m² of carefully designed space for a comfortable and serene lifestyle. From the moment you enter, the atmosphere is warm and refined. The open-plan kitchen blends harmoniously into a superb, light-filled living room of around 60 m², creating a natural continuity between indoors and outdoors. The ground floor also features a beautiful night area with a suite with its own shower room, as well as two comfortable bedrooms and a shower room with WC, offering optimal comfort for both family and guests.
Outside, the villa extends into a landscaped garden, a terrace facing the horizon and a swimming pool inviting you to relax. A covered car park and an annex complete the high-end features of this property, ideal for enjoying the gentle seaside lifestyle to the full.

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FEATURES

Property type:	House	Area:	135.77 m²	Number of rooms:	4 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): A 32

Greenhouse gas emissions (GHG) index: A 0

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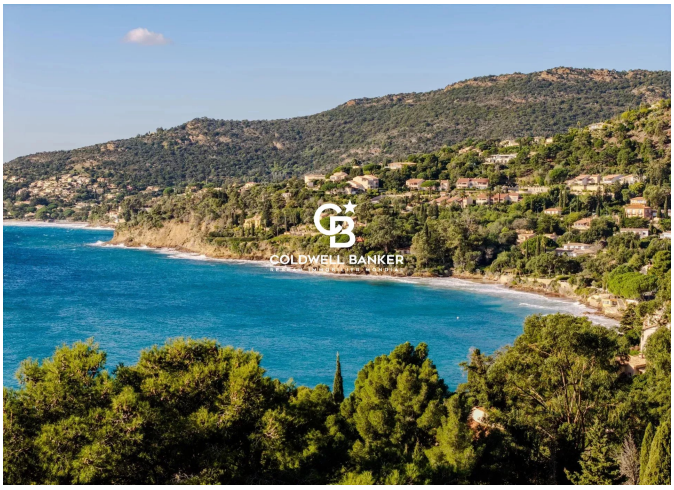

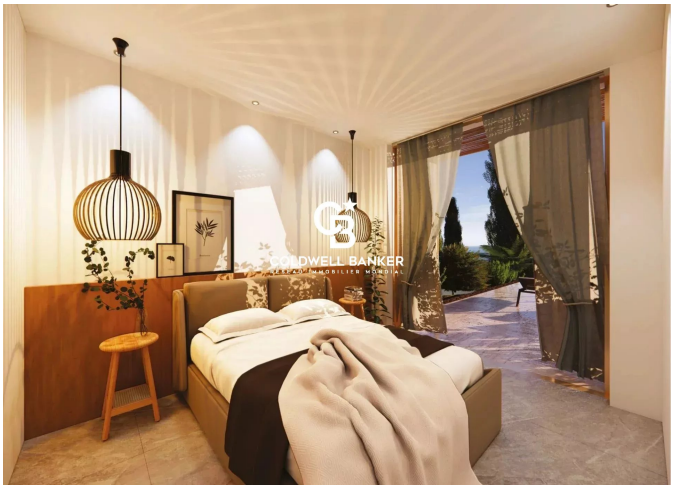



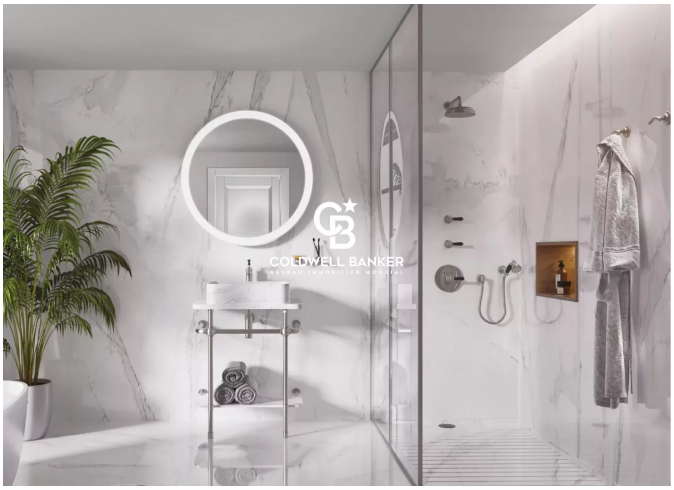

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