COLDWELL BANKER
EUROPA REALTY

House Rayol-Canadel-sur-Mer 136 m²



SALE PRICE : 1 298 000 €

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

Mer

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DESCRIPTION

Nestled in lush greenery, just a few minutes' walk from the beach, this elegant Provençal-style villa of approximately 140m² embodies the perfect harmony between authenticity and refinement. Designed for a serene and sophisticated lifestyle, it offers a privileged setting where every detail has been carefully considered.
From the moment you step inside, the generous proportions and fluidity of the spaces reveal an atmosphere that is both warm and soothing. The vast, light-filled living room opens onto a south-facing terrace, naturally extending the living space outdoors.
The surrounding nature catches your eye at every turn, and the landscaped garden of around 500m² features a superb swimming pool, promising moments of absolute relaxation in a serene, secluded setting.
The separate, fully equipped kitchen combines aesthetics and functionality, providing the ideal setting for convivial moments, from sunny breakfasts to cosy dinners.
The villa offers two superb master suites, each with a private bathroom, true havens of comfort and privacy. Two additional bedrooms, a modern shower room and separate toilets complete the sleeping area, in a soft and elegant atmosphere. Careful finishes, abundant light, absolute calm and immediate proximity to the sea make this property a rare find, designed for those seeking excellence in a natural and unspoilt environment...

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FEATURES

Property type:	House	Area:	136.39 m²	Number of rooms:	5 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 126

Greenhouse gas emissions (GHG) index: A 4

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