COLDWELL BANKER
EUROPA REALTY

House Rayol-Canadel-sur-Mer 150 m²



SALE PRICE : 1 500 000 €

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

Dominating its surroundings and enjoying breathtaking sea views, this villa with approximately 150 m² of living space immediately captivates with its potential and privileged location. Set on a generous plot of 2,200 m², it offers privacy and a living environment focused on the horizon. Upon arrival, the villa reveals beautiful volumes and an ideal layout for welcoming family and guests. The ground floor is organised around a bright living room that opens onto the outside, inviting you to take full advantage of the sea view. The separate kitchen, complete with a pantry, offers a functional space. Two bedrooms, a shower room and a toilet complete this level. On the garden level, a hallway leads to two additional bedrooms and two shower rooms, one of which has a toilet, providing the perfect layout for entertaining guests in complete independence. Upstairs, a bedroom with bathroom and toilet offers a more intimate atmosphere, ideal as a master bedroom or privileged guest room. Outside, the swimming pool blends harmoniously into the large garden, allowing for magnificent landscaping to enhance the panorama. The villa is very well maintained and in perfect condition, but still has the potential to be transformed into an exceptional residence that reflects your style. A rare property in terms of its views, grounds and spaciousness, offering a unique opportunity to create an elegant and personalised living space facing the sea.

Mer

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FEATURES

Property type:	House	Area:	150.0 m²	Property tax:	€2.00
Number of rooms:	7 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 329

Greenhouse gas emissions (GHG) index: F 76

Mer

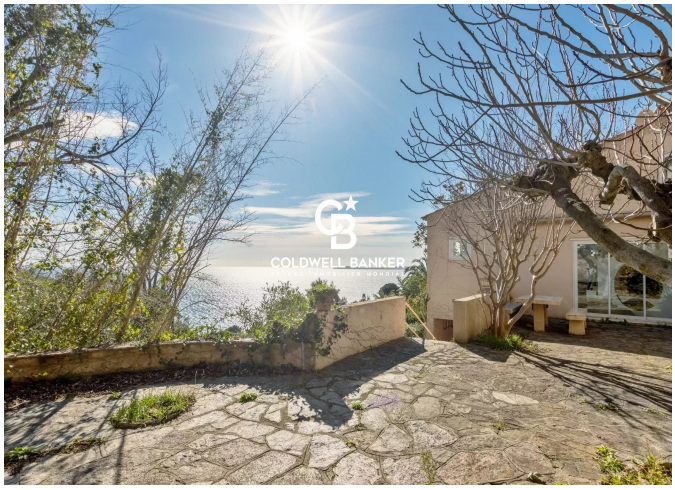
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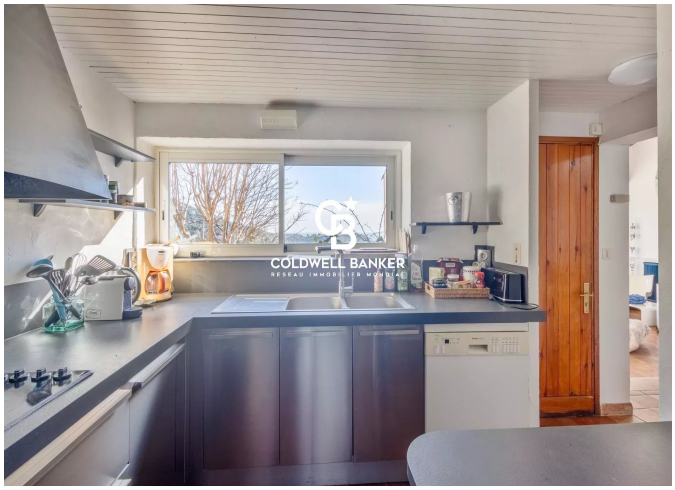












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