COLDWELL BANKER
EUROPA REALTY

House Rayol-Canadel-sur-Mer 156 m²



SALE PRICE : 1 800 000 €

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

Mer

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stbarth.azur@coldwellbanker.fr

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DESCRIPTION

Dominating its surroundings from a generous 1,300 m² plot, suitable for a swimming pool, this Provençal character villa enjoys panoramic sea views offering a permanent spectacle, between infinite horizon and natural light. With 156 m² of living space, the property charms with its harmonious volumes, fluid layout and tremendous potential, whether as a refined family home or a prestigious project. Built on two levels, the villa offers eight rooms designed to combine comfort, privacy and art de vivre. On the garden level, the reception areas are centred around a convivial dining room and a functional kitchen extended by a pantry, creating a natural flow that is ideal for everyday use and entertaining. Two bedrooms, a shower room and two laundry rooms complete this level, providing practicality and comfort. Upstairs, the sleeping area features four bedrooms, a study and two shower rooms. The elegantly designed open spaces ensure a fluid and balanced distribution of volumes.
Outside, the tree-lined garden offers a peaceful and unspoilt setting, ideal for relaxation and contemplation facing the sea. A small 11 m² outbuilding completes the property, offering additional possibilities for conversion according to your wishes. A rare property, enhanced by its sea view, combining space, serenity and potential, intended for a discerning clientele looking for a property with character to reinvent.

Mer

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FEATURES

Property type:	House	Area:	156.5 m²	Property tax:	€2.00
Number of rooms:	8 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 140

Greenhouse gas emissions (GHG) index: A 4

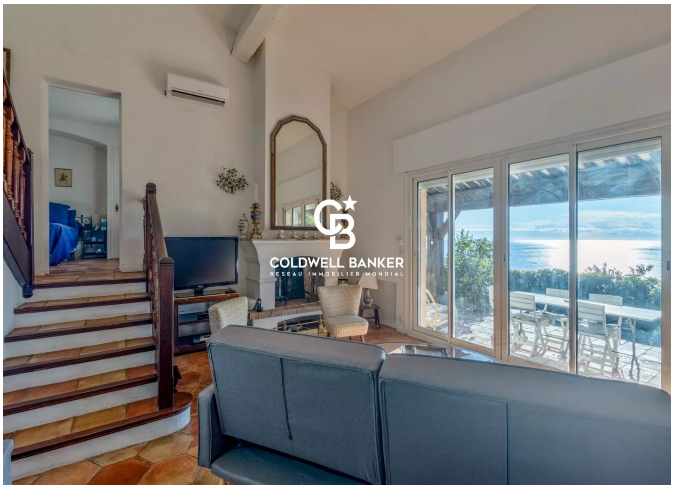
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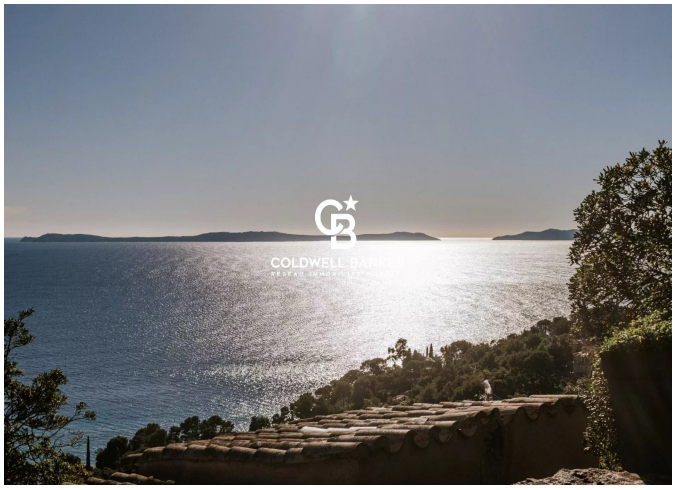
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