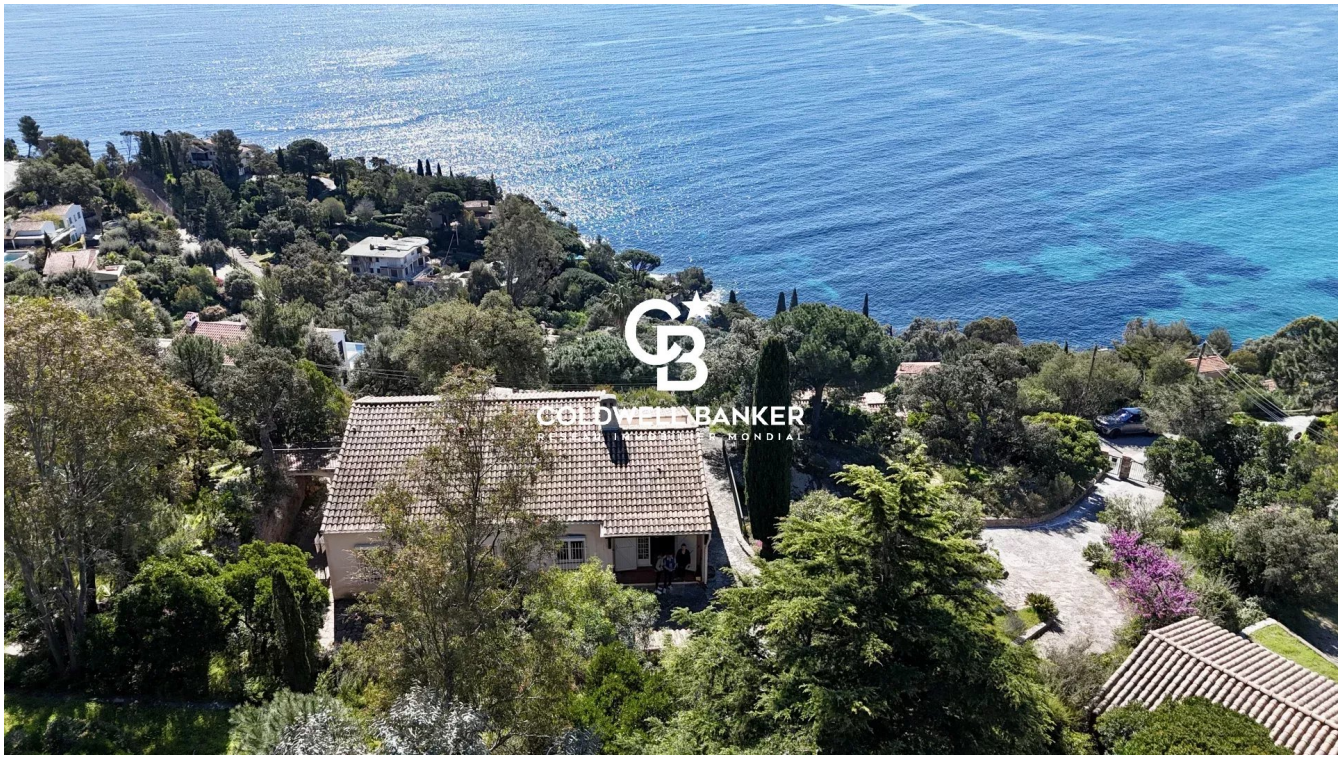
COLDWELL BANKER
EUROPA REALTY

House Rayol-Canadel-sur-Mer 200 m²



SALE PRICE : 1 990 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

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

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Ideally situated in the heart of Rayol-Canadel-sur-Mer, this characterful 1970s property enjoys spectacular, unobstructed sea views across to the islands, set in a quiet and sought-after neighbourhood.
Set on a plot of approximately 2,350 m², the villa offers nearly 200 m² of living space spread over three levels.
The main level opens onto a spacious, light-filled living room, enhanced by an exceptional sea view, a dining room, a kitchen, as well as four bedrooms—two of which have sea views—and two bathrooms.
Upstairs, a separate area comprises a living room with kitchen, a bedroom, a shower room and access to the attic. A sun terrace completes this level, offering a remarkable panoramic view of the Mediterranean.
An underground garage completes this property.
Outside, the property features a landscaped area with a shower and a built-in barbecue, and offers significant potential for development, including the possibility of creating a swimming pool and pool house.
Renovation work is required to unlock the full potential of this property and to design a bespoke project in an exceptional setting.

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	200.0 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

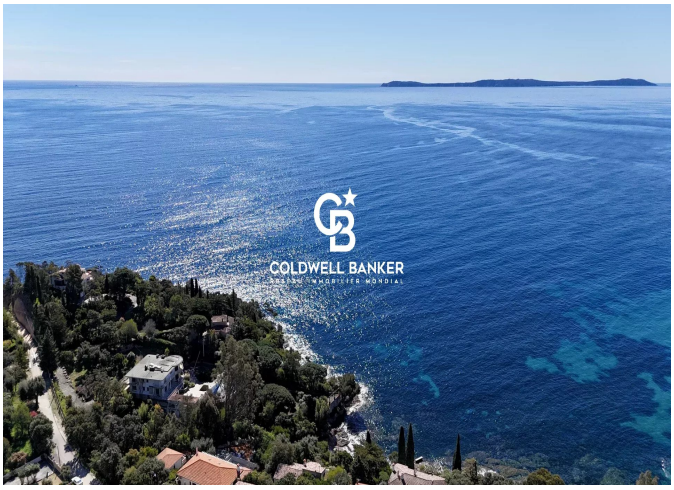
Energy performance diagnosis (EPD): Not applicable -1

Greenhouse gas emissions (GHG) index: Not applicable -1

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

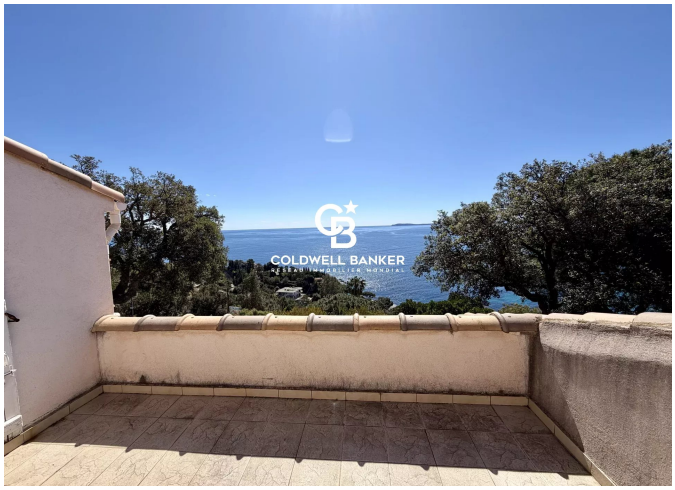












50 avenue Etienne Gola
France, 83820, Rayol-Canadel-sur-

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr