COLDWELL BANKER
EUROPA REALTY

House Rayol-Canadel-sur-Mer 218 m²



SALE PRICE : 3 680 000 €

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

This new villa, ideally located close to the beach, embodies contemporary luxury by the sea. A truly exceptional property, it has been designed down to the smallest detail to offer a unique quality of life, combining elegance, light and endless horizons.
Its modern architecture with clean lines opens up to spectacular sea views. Set on a 741 m² plot, it offers approximately 220 m² of carefully designed living space, designed for a lifestyle of comfort and serenity.
On the ground floor, the entrance hall reveals a warm and sophisticated atmosphere. The open-plan kitchen flows naturally into a large, light-filled living room, offering a living space of around 90 m², the true heart of the house, and creating a perfect continuity between the interior and exterior spaces. On the same level, the master suite ensures complete privacy with a generously sized bedroom, an elegant bathroom, a dressing room and a toilet. Upstairs, a large open room, ideal as an office or relaxation area, enhances the layout. There are three bedrooms, each with its own bathroom and toilet, ensuring comfort and independence for all. Outside, the setting extends to a landscaped garden, a terrace facing the sea and a swimming pool inviting you to relax. A covered car park and an annex complete the high-end amenities of this rare villa, where luxury and the good life come together every day.

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	218.06 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

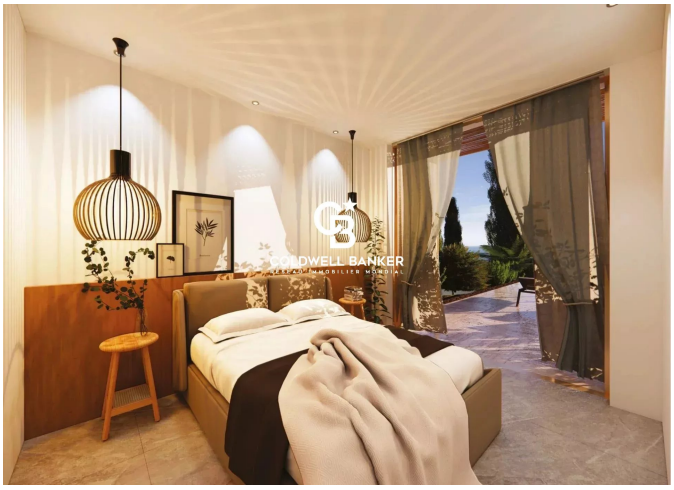
Energy performance diagnosis (EPD): A 32

Greenhouse gas emissions (GHG) index: A 0

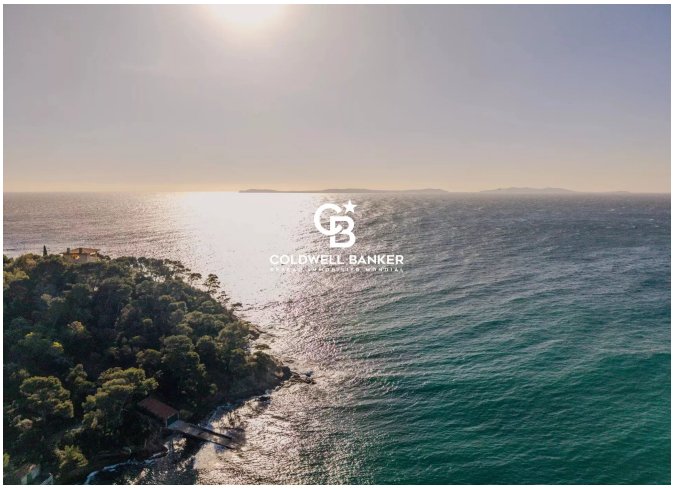
Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

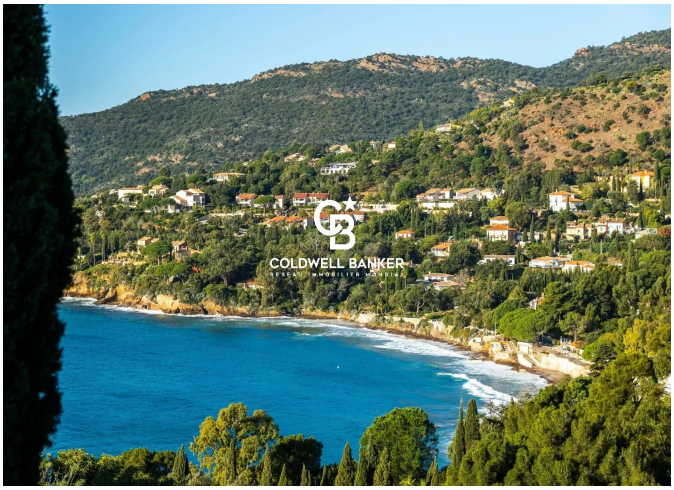
COLDWELL BANKER
EUROPA REALTY

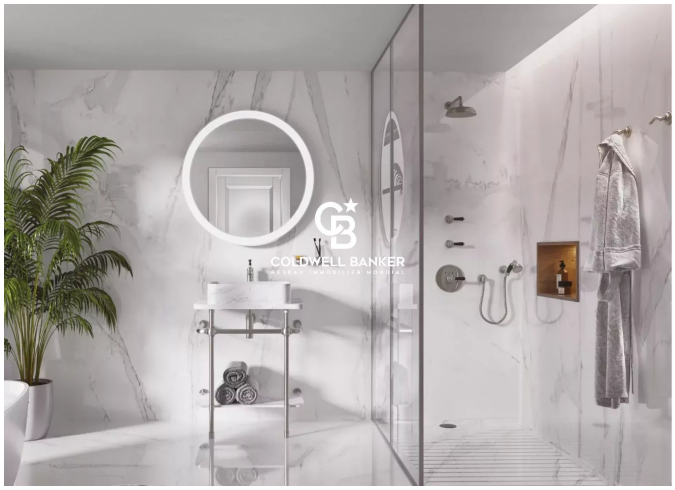












50 avenue Etienne Gola
France, 83820, Rayol-Canadel-sur-

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr