COLDWELL BANKER
EUROPA REALTY

House Rayol-Canadel-sur-Mer 255 m²



SALE PRICE : 2 520 000 €

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

Nestled in the heart of the highly sought-after Rayol-Canadel, this unique villa of approximately 250 m² is set in a rare and privileged location, on a magnificent
2350 m² plot. Bathed in light thanks to its south-facing aspect, it offers spectacular sea views, inviting contemplation in a peaceful and exclusive atmosphere.
The property boasts spacious rooms and authentic charm, with several bedrooms and bathrooms, including a master suite. The fitted kitchen opens onto a large living room, enhanced by a fireplace and a breathtaking view of the Mediterranean. Outside, the garden, planted with Mediterranean trees, surrounds a swimming pool, ideal for enjoying the Côte d'Azur lifestyle to the full. A separate apartment of approximately 40 m², a workshop and a double garage complete the property. This rare property, with great potential, will appeal to lovers of exceptional places who wish to reveal and personalise it through refurbishment, in one of the most sought-after areas of the coast.

Mer

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FEATURES

Property type:	House	Area:	255.0 m²	Property tax:	€5.00
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: E 40

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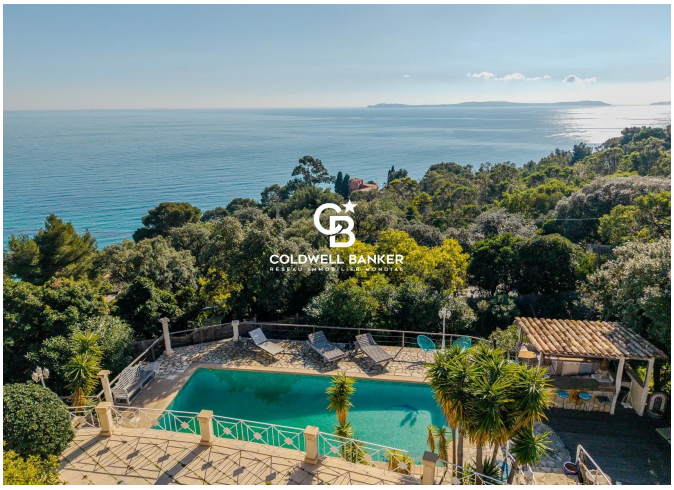











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