COLDWELL BANKER
EUROPA REALTY

House Sanary-sur-Mer



SALE PRICE : 1 440 000 €

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DESCRIPTION

Just a few minutes from the port of Sanary-sur-Mer and its iconic village centre, this charming Provençal villa of approximately 226 sqm is nestled within a magnificent 6,486 sqm pine-covered estate, offering a peaceful and unspoilt natural setting.

Set in an elevated position, the property enjoys beautiful sea views and a quintessentially Mediterranean atmosphere, surrounded by pine trees and the soothing sound of cicadas.

Arranged over three levels, the villa offers generous volumes, spacious terraces and currently features three suites, with the possibility of creating a fourth suite.

Outdoors, nature takes centre stage. The various terraces and outdoor areas provide the perfect setting to enjoy the Provençal art of living, while remaining just a few minutes from the centre of Sanary-sur-Mer and Bandol, its harbour, shops and beaches.

The property also offers significant potential for further development, including the possibility of creating a swimming pool or subdividing part of the land, subject to the necessary planning permissions.

A garage completes the property.

A rare opportunity combining Provençal charm, sea views, nature and tranquillity, just moments from one of the most attractive villages on the Var coastline.

Virginie Bertrand-Bondil
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This property is located in an area subject to mandatory vegetation clearance requirements.
Information on the risks to which this property is exposed is available on the Géorisques website:
www.georisques.gouv.fr

As part of our viewing procedure, you may be asked to provide proof of identity. No documents will be retained.

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FEATURES

Property type:	House	Property tax:	€3.00	Number of rooms:	6 rooms
Number of bedrooms:	3 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

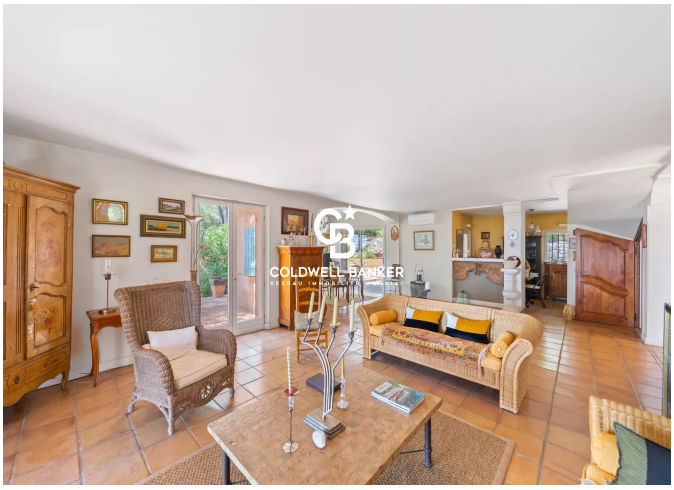
Energy performance diagnosis (EPD): C 154

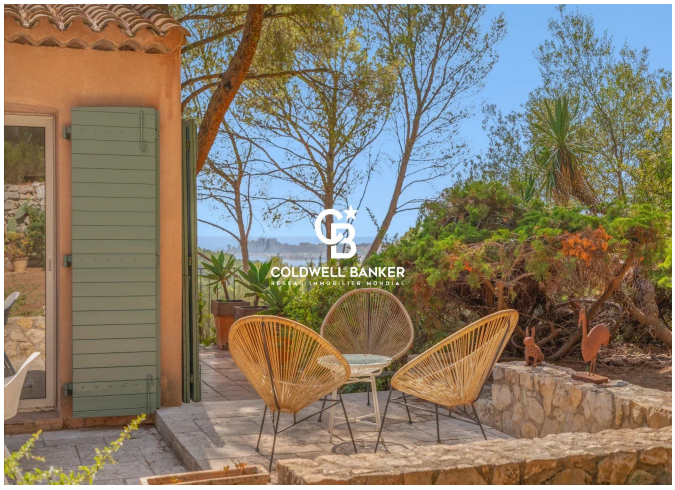
Greenhouse gas emissions (GHG) index: B 6

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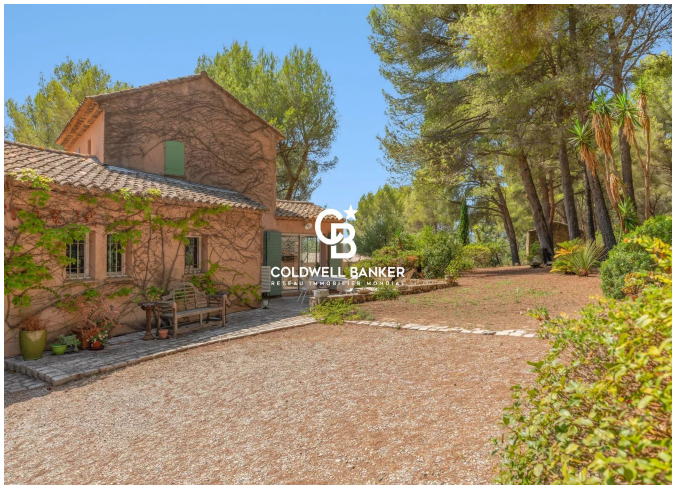
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