

Maison Carqueiranne 114 m²



PRIX DE VENTE : 635 000 €

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DESCRIPTION

Located in one of Carqueiranne's most sought-after residential areas, just 3 km from the port and beaches, this villa enjoys a preserved environment and a beautiful sea view stretching from Saint-Mandrier to the Giens peninsula.

Built in the 1960s in an elegant Provençal style, the three-storey villa has great potential for renovation. It currently offers 114 m² of living space and features:

- Five rooms including 4 bedrooms and numerous ancillary rooms and hidden spaces
- A large swimming pool
- A large garage and several outdoor parking spaces
- Numerous storage spaces and workshops
- Approximately 1,000 m² of land with two separate entrances via separate gates

The property allows for an extension and/or elevation (in accordance with current planning regulations), offering the possibility of retaining the charm of the 1960s or opting for a resolutely contemporary architecture.

This is a rare opportunity in a sought-after area, ideal for creating a bespoke villa tailored to your desires. A budget for renovation work should be anticipated.

Ideally located between Toulon and Saint-Tropez, just 10 km from Toulon-Hyères Airport, this villa is perfect as a primary or secondary residence, fully embodying the art of living in Provence.

Information on the risks to which this property is exposed is available on the Géorisques website:
www.georisques.gouv.fr

The property is located in an area subject to mandatory brush clearing.

Aline PREVOT

Consultante Immobilier de Prestige

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	114.0 m ²	Taxe foncière :	€2.00
NB de pièces :	5 rooms	NB de chambres :	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

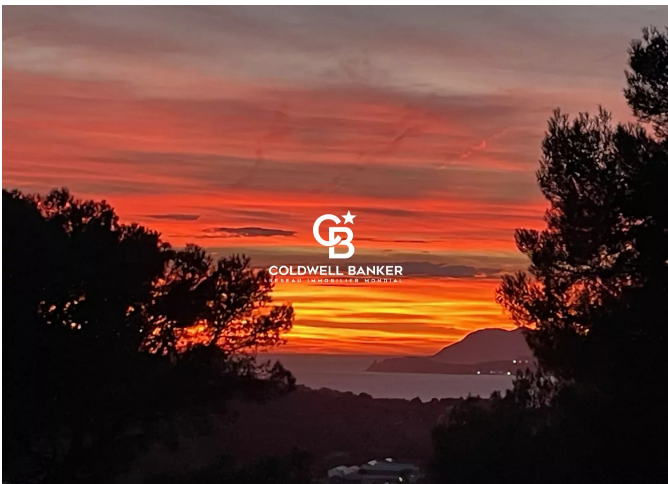
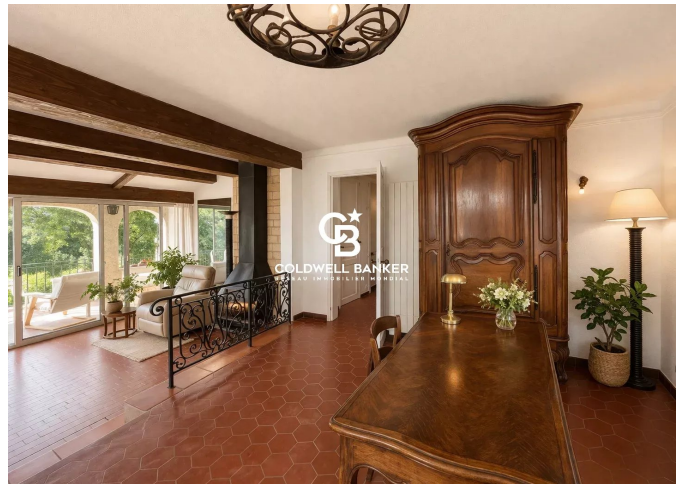
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 306

Indice d'émission de gaz à effet de serre (GES) : E 67



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