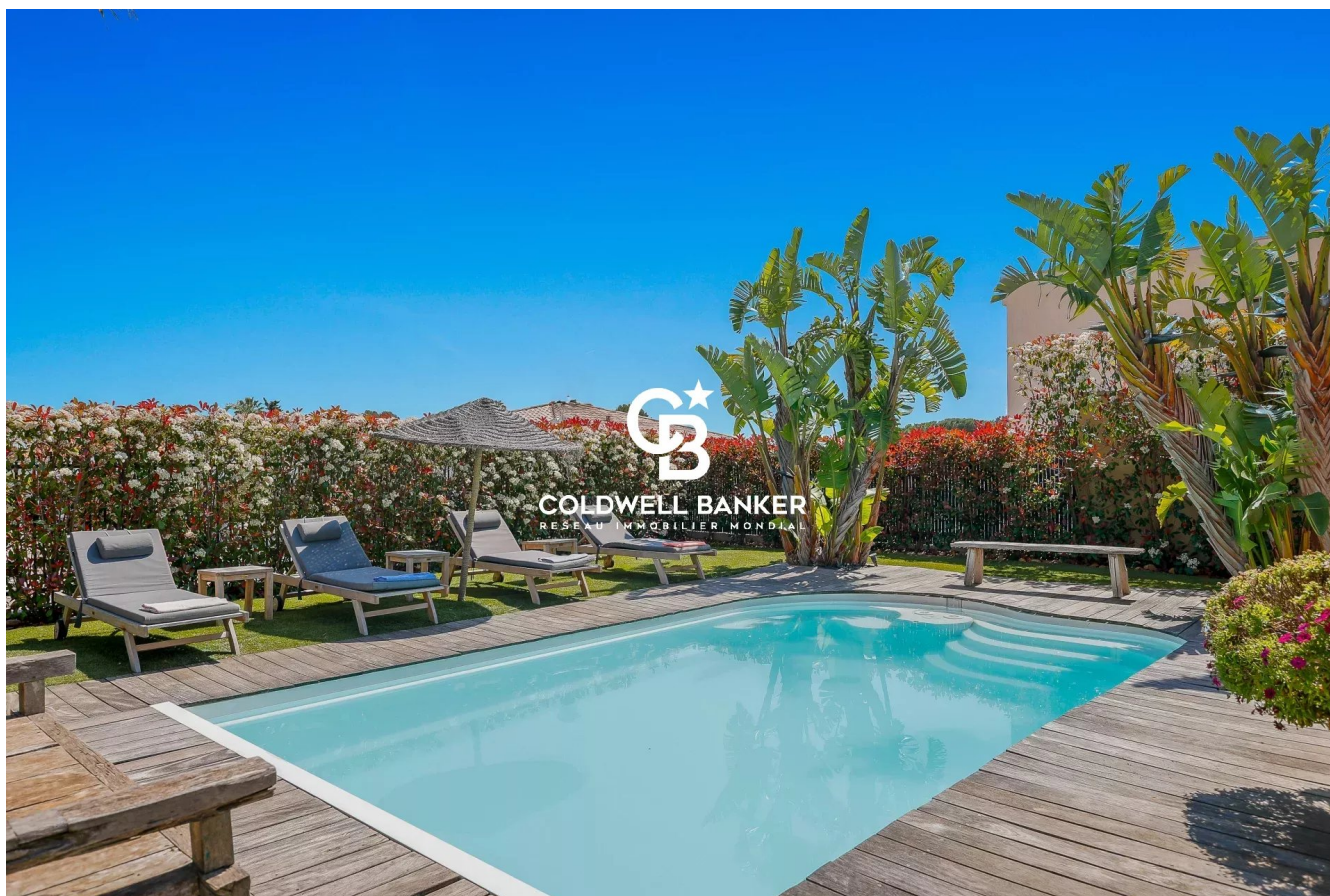


Maison Carqueiranne 126 m²



PRIX DE VENTE : 1 685 000 €

EMAIL : VIRGINIE.BERTRAND@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Exclusive listing, in the heart of the highly sought-after Beau Rivage area, within a private and secure estate, this contemporary 190 sqm flat-roof villa enjoys a prime location in an exceptional coastal environment, set on a 602 sqm plot.

Designed over two levels, it offers a highly desirable modern lifestyle, with a main living area on one level featuring a spacious, light-filled living room, an elegant dining area, an open-plan kitchen, and a fully functional utility room, enhanced by a gas fireplace creating a warm and cozy atmosphere.

A master suite with dressing room and en-suite shower room completes this level, ensuring optimal day-to-day comfort. Large sliding glass doors flood the interiors with natural light and create a seamless indoor-outdoor flow, opening onto a beautifully landscaped and intimate garden.

Upstairs, two bedrooms each benefit from their own private shower room and built-in storage, and both have access to a stunning rooftop terrace with sea views.

The lower ground floor features a gym, a laundry room, two additional bedrooms, and a shower room, completing the property. The villa is equipped with a double-flow ventilation system, ensuring optimal comfort throughout the year.

Reversible air conditioning, integrated storage throughout, refined finishes, as well as solar panels, reflect a strong focus on modern comfort and energy efficiency.

A double garage with an electric charging station, along with two additional private parking spaces, further enhance this property.

Outside, the landscaped garden features a heated swimming pool and a relaxation area with an oasis-like atmosphere, offering a true sense of serenity and privacy, just a short walk from the coves and within easy reach of the port and amenities of Carqueiranne.

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

Information regarding the risks to which this property is exposed is available on the Géorisques website:



CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	126.0 m ²	Taxe foncière :	€3.00
NB de pièces :	8 rooms	NB de chambres :	5 bedrooms		

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

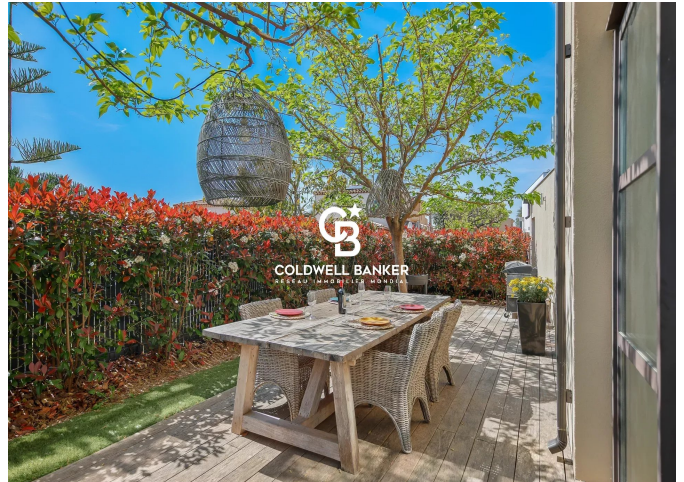
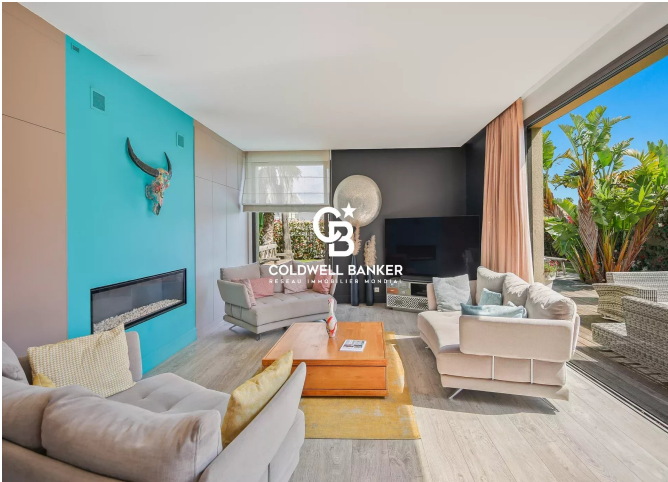
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 80

Indice d'émission de gaz à effet de serre (GES) : B 7



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