

Maison Carqueiranne 155 m²



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PRIX DE VENTE : 790 000 €

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EXCLUSIVITÉ

DESCRIPTION

Ideally located in Carqueiranne, in the heart of a privileged environment, this villa to renovate offers exceptional potential and enjoys magnificent sea views.

Less than 10 minutes from Toulon/Hyères Airport, the TGV train station and the beaches, the property benefits from both tranquility and easy accessibility.

The main living level features a bright dual-aspect living room with fireplace, opening onto a terrace offering breathtaking panoramic views over the Mediterranean, inviting you to fully enjoy every moment facing the sea. An independent fitted kitchen, two bedrooms and a shower room complete this level.

At the rear of the house, a terrace with barbecue area benefits from the natural coolness of its north-facing exposure, providing the perfect setting for long summer lunches, surrounded by pine trees overlooking the property, set on typically Mediterranean terraced grounds.

Under the eaves, a third bedroom with en-suite shower room opens onto a Tropezian terrace, a true private retreat from which you can admire the deep blue sea while enjoying the sun in complete privacy.

The lower level also offers a pleasant independent one-bedroom apartment, ideal for hosting family and friends or for rental investment opportunities.

A garage at street level completes the property. This home represents a rare opportunity to fully redesign the spaces according to your vision and create a character residence within a sought-after private estate, enhanced by outstanding sea views.

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The property is located in an area subject to mandatory vegetation clearance regulations.
Information regarding potential risks affecting this property is available on the Géorisques website:
www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	155.0 m ²	Taxe foncière :	€3.00
NB de pièces :	6 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 258

Indice d'émission de gaz à effet de serre (GES) : F 73



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