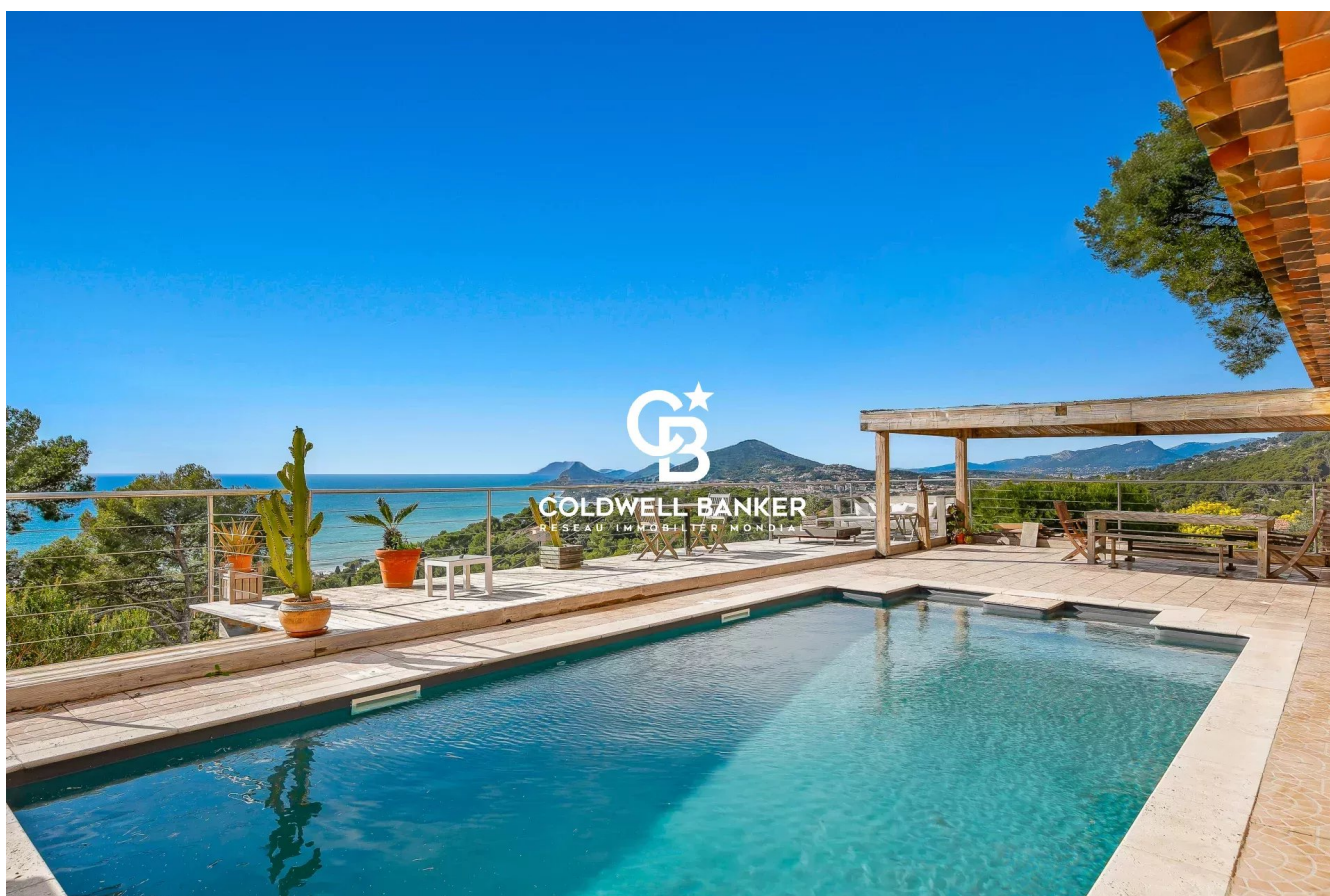


Maison Carqueiranne 200 m²



PRIX DE VENTE : 1 600 000 €

EMAIL : VIRGINIE.BERTRAND@COLDWELLBANKER.FR

DESCRIPTION

Carqueiranne, just 7 minutes from the beaches, 5 minutes from Toulon-Hyères Airport and the train station, and less than one hour from Saint-Tropez, this Provençal 7-room villa offers approximately 200 sqm of living space set on a magnificent 1,325 sqm plot.

Facing south, it enjoys an exceptional 180° panoramic sea view, offering a permanent spectacle between sky and Mediterranean.

Nestled in a sought-after and peaceful residential environment, the property features a swimming pool overlooking the sea as well as superb panoramic terraces, inviting you to fully embrace outdoor living.

The ground floor reveals a spacious and light-filled living area, a welcoming semi-open kitchen, a laundry room, a linen room, and a first master suite of approximately 20 sqm. The entire level opens onto a splendid 85 sqm terrace extended by the pool area, a true private haven facing the sea.

Upstairs, three additional suites, each with separate toilets, benefit from direct access to a 44 sqm solarium, ideal for enjoying the panoramic views in complete privacy.

This property stands out for the power of its panorama and the quality of its location. Modernization works will allow its full potential to be revealed and transform it into an exceptional residence.

A rare address to discover without delay.

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	200.0 m ²	Taxe foncière :	€4.00
NB de pièces :	7 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

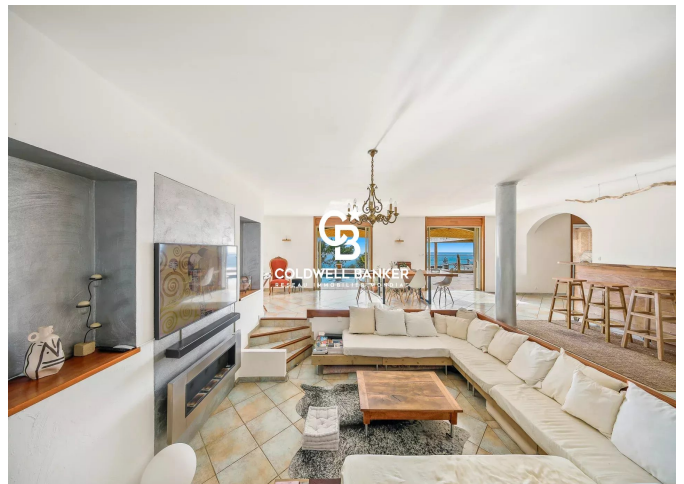
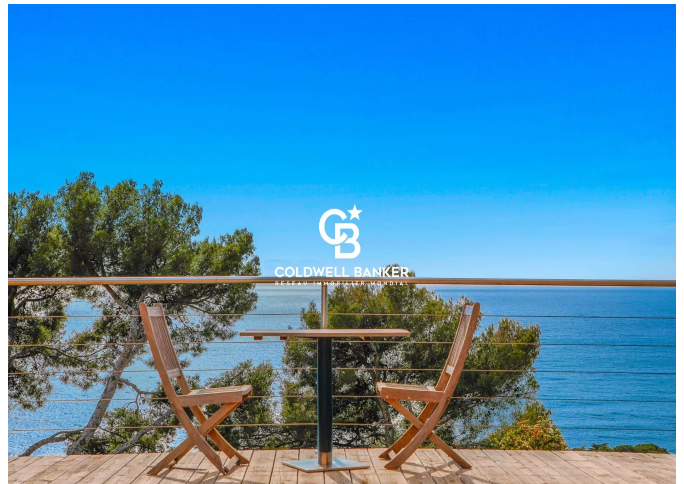
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 112

Indice d'émission de gaz à effet de serre (GES) : A 4



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