

Maison Cavalaire-sur-Mer 137 m²



PRIX DE VENTE : 1 196 000 €

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DESCRIPTION

Set on a plot of approximately 900 m², this south-facing villa, with stunning sea views and fully air-conditioned, offers approximately 140 m² of living space spread over two floors, providing a pleasant living environment and excellent potential for development. The ground floor features a bright living room opening onto a terrace with views of the sea and the Foncin estate; there is also a fully fitted open-plan kitchen, two comfortable bedrooms, a bathroom and a separate toilet, completing this functional and harmonious level. On the garden level, the sleeping area extends to include two further bedrooms, a shower room and a separate toilet – ideal for hosting family and guests in complete privacy – opening onto a lovely terrace with a large in-ground swimming pool.

A spacious 45 m² garage further enhances the property, offering numerous possibilities for conversion or parking.

Outside, the property boasts a tree-lined garden, a true invitation to relax in peaceful surroundings.

A few improvements will enhance this villa and reveal its full potential, offering a wonderful opportunity for personalisation and increasing its property value.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	137.0 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

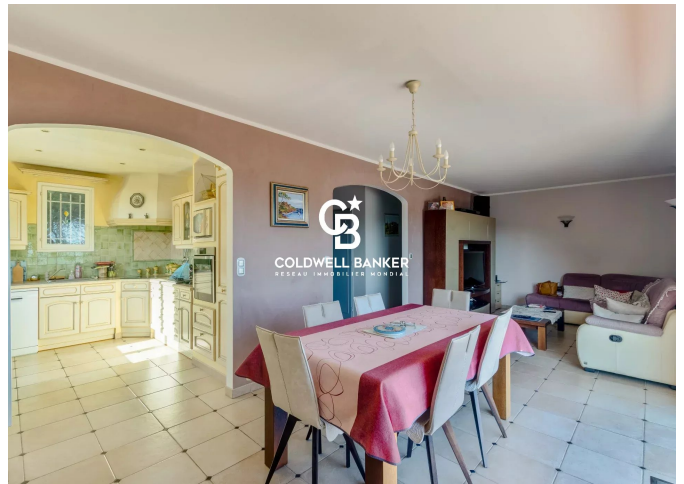
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 209

Indice d'émission de gaz à effet de serre (GES) : B 6



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