

Maison Cavalaire-sur-Mer 285 m<sup>2</sup>

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PRIX DE VENTE : 1 100 000 €

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## DESCRIPTION

In a quiet, sought-after neighbourhood close to the town centre, discover this property of approximately 285 m<sup>2</sup> set on a plot of 1,285 m<sup>2</sup>, offering a rare layout comprising three separate dwellings.

This property, with its many possibilities, is equally suited to a large family, a rental investment project or a second home with separate accommodation.

The first dwelling, measuring approximately 100 m<sup>2</sup> and fully renovated, is arranged over two floors. On the ground floor, it comprises an entrance hall, a separate kitchen, a bright living room, a utility room and a shower room with a toilet. The first floor features three bedrooms in the loft. Outside, you'll enjoy a lovely private garden with a swimming pool, a fitted garden shed of approximately 20 m<sup>2</sup> and several parking spaces that can accommodate up to four vehicles.

The second property, measuring approximately 54 m<sup>2</sup> and also renovated, comprises a living room with an open-plan kitchen, two bedrooms and a separate toilet. It benefits from a large private garden and several parking spaces.

The third property, measuring approximately 130 m<sup>2</sup>, is appealing for its spacious layout and significant potential for value appreciation following renovation. On the ground floor, it comprises a living room, a separate kitchen, a shower room and a separate toilet. Upstairs, four bedrooms, a bathroom and a separate toilet complete the property.

The property features numerous separate outdoor areas as well as dedicated parking spaces for each dwelling, ensuring comfort and independence.

Thanks to its unique layout, private spaces and significant potential for development, this property presents a rare opportunity for a family home, an investment property or a rental venture. It is also ideally suited to accommodating seasonal workers, offering everyone comfort, independence and a high quality of life in a particularly sought-after location.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	285.82 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	9 rooms	NB de chambres :	9 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

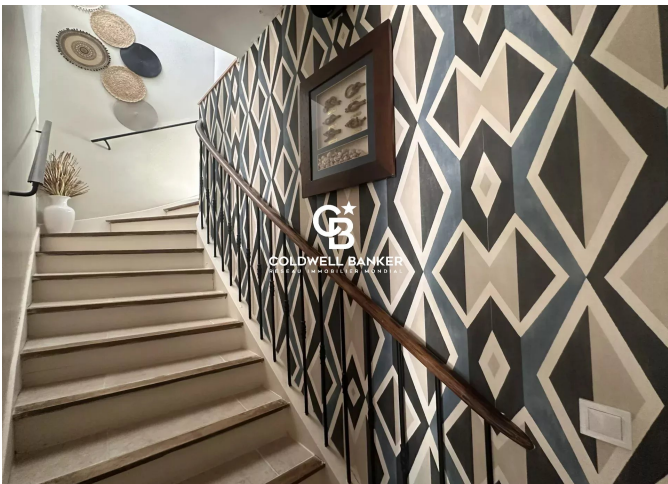
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 212

Indice d'émission de gaz à effet de serre (GES) : B 8



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