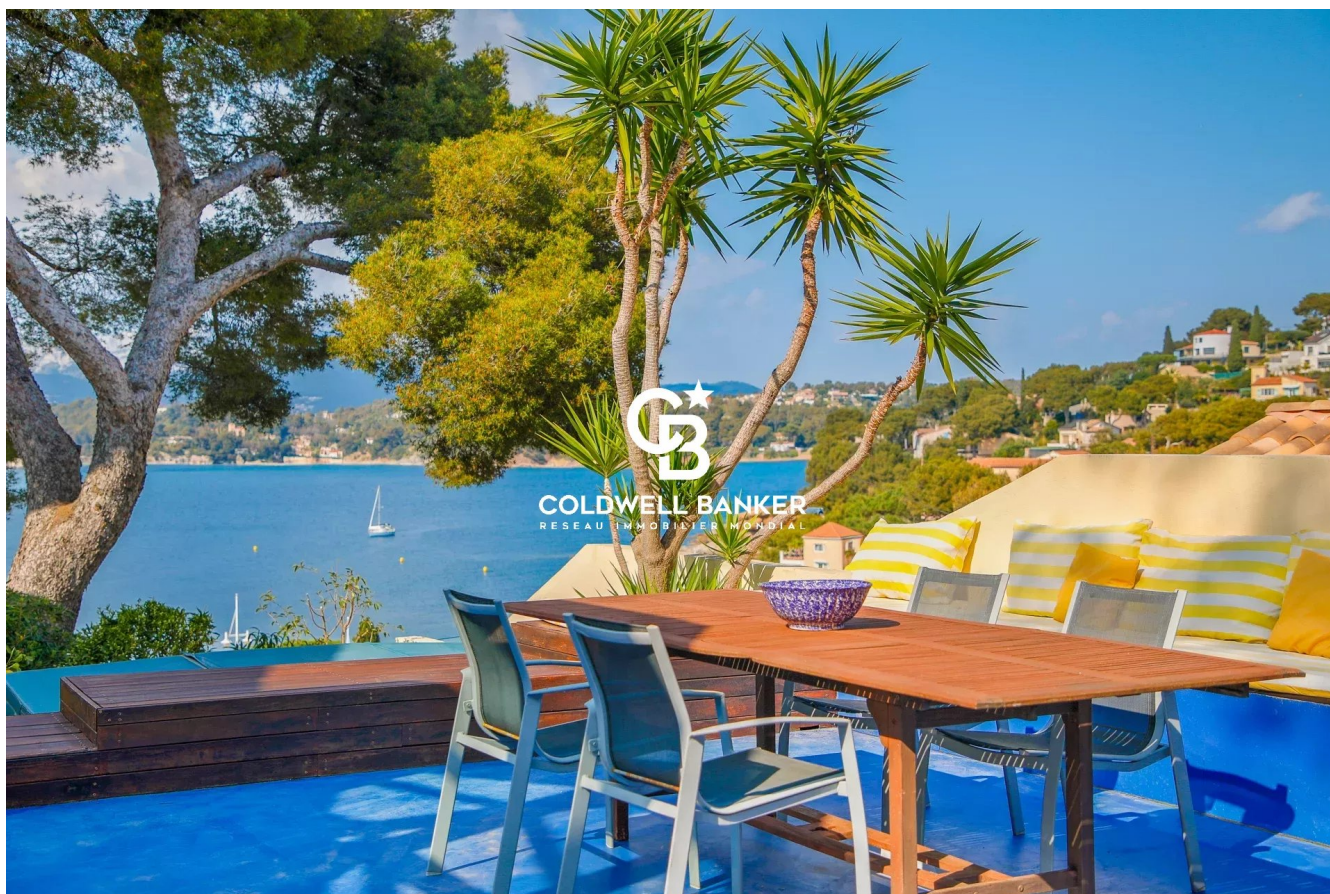


Maison Le Pradet 88 m<sup>2</sup>

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PRIX DE VENTE : 945 000 €

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EMAIL : [VIRGINIE.BERTRAND@COLDWELLBANKER.FR](mailto:VIRGINIE.BERTRAND@COLDWELLBANKER.FR)

EXCLUSIVITÉ

## DESCRIPTION

Co, exclusive, just a few steps from the port and the beach of Les Oursinières, in one of Le Pradet's most sought-after areas, this unique property of approximately 118 sqm embodies a true Mediterranean lifestyle.

Discreet from the outside, it reveals a distinctive interior where each space has been designed as a serene retreat. Natural light flows throughout, volumes open onto the outdoors, and the sea becomes a constant backdrop.

The living area is centered around a wood-burning stove, creating a warm and inviting atmosphere all year round. It extends into a veranda opening onto beautiful sea-view terraces, offering both shaded and open-air spaces to enjoy the sun or relax in the cool, depending on the time of day.

The kitchen, designed as a true glass cocoon, interacts seamlessly with the surrounding greenery and hillside, while the light-filled bow window captures the sea view, creating a suspended, almost timeless space.

The house offers an ideal layout, featuring a master suite with dressing room, bathroom and shower, an additional bedroom, and a converted attic space of approximately 30 sqm (non-accounted surface) comprising an extra bedroom and a mezzanine office. This area benefits from excellent natural light thanks to skylights and also features a small terrace accessible via an external spiral staircase, perfect for hosting guests or enjoying a quiet retreat.

Outside, the terraces unfold into multiple living areas, blending sun and shade, privacy and conviviality. One of them features a jacuzzi with sea view, offering a relaxing and truly privileged setting.

The property showcases a strong identity inspired by the Cyclades, combining deep blue tones, natural materials and clean lines, resulting in an elegant and timeless aesthetic.

A garage completes the property.

A truly unique home where every space has been designed to fully embrace the Mediterranean way of life.

Surface details:

Living area (Carrez law): 88.9 sqm

Total surface area (Living area 88.9 sqm + annexes 29.12 sqm): 118 sqm

Non-counted surface (NPC – not included in official living area): 30.2 sqm

Total house surface including NPC: approximately 148.22 sqm

Weighted surface area: 105 sqm

COLDWELL BANKER BEAU RIVAGE

RCS 977 802 644

Professional Liability Insurance – GAN Insurance, Policy No. 314959512000

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

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

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	88.9 m <sup>2</sup>	Taxe foncière :	€1.00
NB de pièces :	5 rooms	NB de chambres :	3 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)

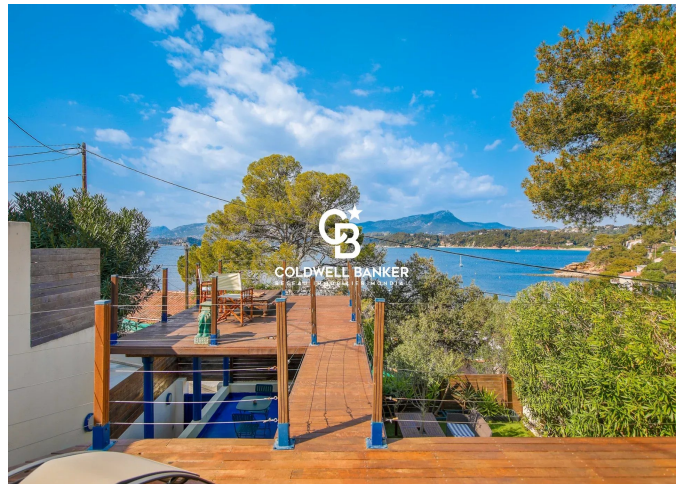
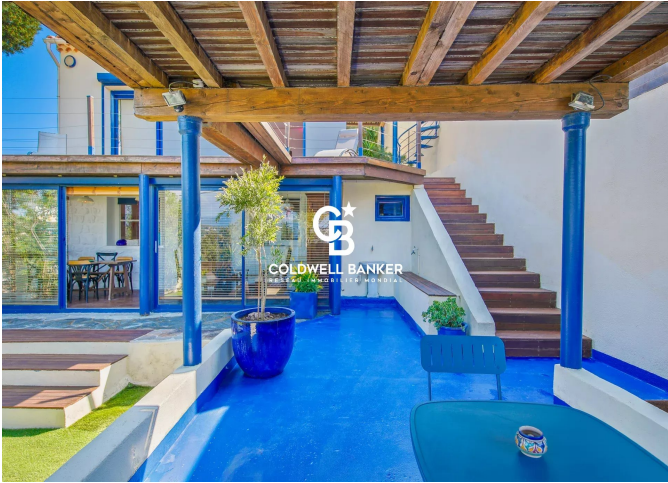
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 233

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



**COLDWELL BANKER**  
**EUROPA REALTY**



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