

Maison Rayol-Canadel-sur-Mer 187 m²



PRIX DE VENTE : 3 150 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

DESCRIPTION

Ideally situated in a prime location, this elegant property of approximately 190 m² boasts panoramic sea views and is set within 1,700 m² of landscaped grounds. Spread over two floors, the villa offers generous spaces and a harmonious layout, comprising seven rooms including five bedrooms, combining comfort, functionality and a refined lifestyle.

The ground floor comprises an entrance hall, two bedrooms with en-suite bathrooms, a single bedroom, a separate toilet, a utility room and a large garage of approximately 60 m².

Upstairs, the light-filled living areas open out onto the sea. The double living room with open-plan kitchen creates a welcoming space, extended by a pleasant terrace perfect for relaxation.

This level also features two additional en-suite bedrooms, as well as a master bedroom with an en-suite shower room, a bath and a toilet.

Outside, the property charms with its carefully landscaped relaxation areas, including a built-in swimming pool perfectly integrated into its surroundings, offering an ideal setting to fully enjoy the panoramic views. Thanks to its layout and capacity, this property offers excellent rental potential, with a 6% yield, making it ideal for a high-end seasonal investment.

A rare property, combining location, spaciousness and exceptional views, ideal both as a primary or secondary residence and as a quality investment.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	187.0 m ²	Taxe foncière :	€4.00
NB de pièces :	7 rooms	NB de chambres :	6 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

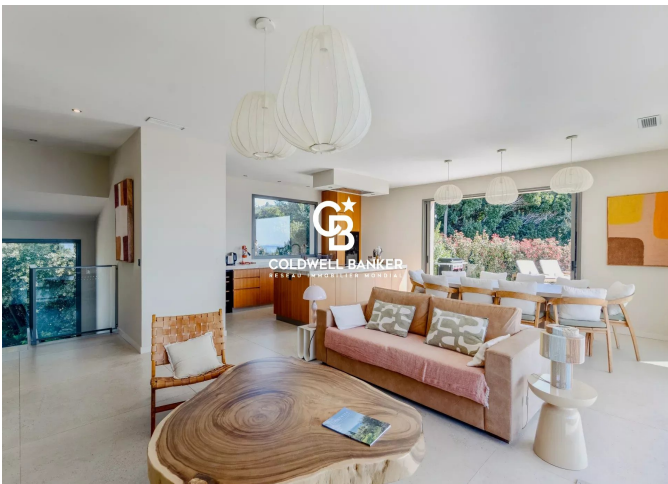
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 56

Indice d'émission de gaz à effet de serre (GES) : A 2



COLDWELL BANKER
EUROPA REALTY



50 Avenue Etienne Gola
France, 97133, Saint-Barthélemy



TÉL : +33659655459
stbarth.azur@coldwellbanker.fr