

Maison Rayol-Canadel-sur-Mer 218 m²



PRIX DE VENTE : 3 680 000 €

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DESCRIPTION

This new villa, ideally located close to the beach, embodies contemporary luxury by the sea. A truly exceptional property, it has been designed down to the smallest detail to offer a unique quality of life, combining elegance, light and endless horizons.

Its modern architecture with clean lines opens up to spectacular sea views. Set on a 741 m² plot, it offers approximately 220 m² of carefully designed living space, designed for a lifestyle of comfort and serenity. On the ground floor, the entrance hall reveals a warm and sophisticated atmosphere. The open-plan kitchen flows naturally into a large, light-filled living room, offering a living space of around 90 m², the true heart of the house, and creating a perfect continuity between the interior and exterior spaces. On the same level, the master suite ensures complete privacy with a generously sized bedroom, an elegant bathroom, a dressing room and a toilet. Upstairs, a large open room, ideal as an office or relaxation area, enhances the layout. There are three bedrooms, each with its own bathroom and toilet, ensuring comfort and independence for all. Outside, the setting extends to a landscaped garden, a terrace facing the sea and a swimming pool inviting you to relax. A covered car park and an annex complete the high-end amenities of this rare villa, where luxury and the good life come together every day.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	218.06 m ²	NB de pièces :	5 rooms
NB de chambres :	4 bedrooms				

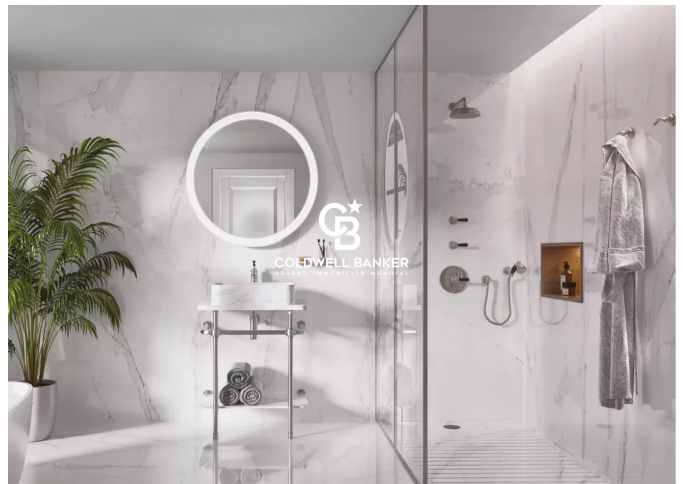
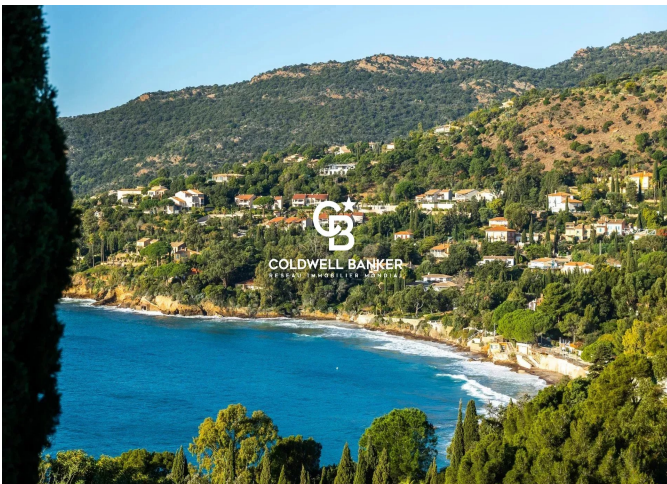
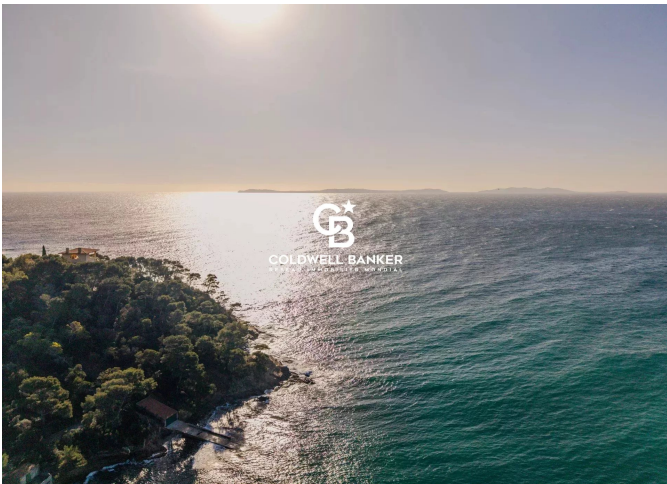
Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 32



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