



Maison Rayol-Canadel-sur-Mer 243 m<sup>2</sup>

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PRIX DE VENTE : 2 979 000 €

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## DESCRIPTION

Set on approximately 1,500 m<sup>2</sup> of landscaped grounds, this rare property comprises two exceptional twin villas, combining contemporary design, generous spaces and high-end amenities. Each offers breathtaking sea views and a private infinity pool, creating an elegant and peaceful living environment.

Approximately 244 m<sup>2</sup> of living space in total:

Three en-suite bedrooms per villa, with private bathrooms, a large, bright living area upstairs, with a fitted kitchen and living room opening onto a terrace with sea views... Well-maintained gardens, refined outdoor spaces and private parking. A true haven of peace where every detail has been designed to combine comfort, aesthetics and serenity. Ideal for a large family or two households wishing to share an exceptional location, and for a high-yield rental investment!

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## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	243.1 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	8 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](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 51

Indice d'émission de gaz à effet de serre (GES) : A 1

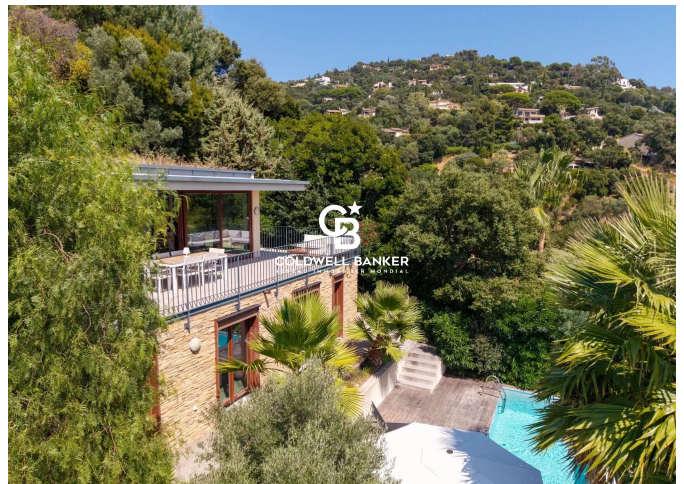
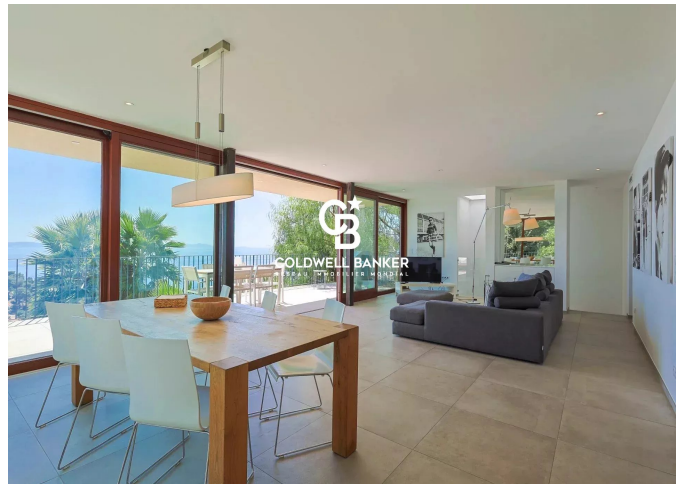
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**COLDWELL BANKER**  
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