

Maison Rayol-Canadel-sur-Mer 255 m²



PRIX DE VENTE : 2 520 000 €

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DESCRIPTION

Nestled in the heart of the highly sought-after Rayol-Canadel, this unique villa of approximately 250 m² is set in a rare and privileged location, on a magnificent 2350 m² plot. Bathed in light thanks to its south-facing aspect, it offers spectacular sea views, inviting contemplation in a peaceful and exclusive atmosphere.

The property boasts spacious rooms and authentic charm, with several bedrooms and bathrooms, including a master suite. The fitted kitchen opens onto a large living room, enhanced by a fireplace and a breathtaking view of the Mediterranean. Outside, the garden, planted with Mediterranean trees, surrounds a swimming pool, ideal for enjoying the Côte d'Azur lifestyle to the full. A separate apartment of approximately 40 m², a workshop and a double garage complete the property. This rare property, with great potential, will appeal to lovers of exceptional places who wish to reveal and personalise it through refurbishment, in one of the most sought-after areas of the coast.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	255.0 m ²	Taxe foncière :	€5.00
NB de pièces :	8 rooms				

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

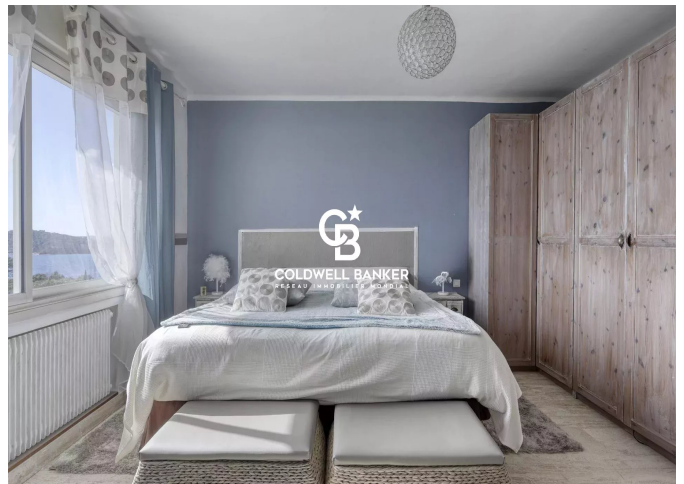
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 140

Indice d'émission de gaz à effet de serre (GES) : E 40



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