

Maison Rayol-Canadel-sur-Mer 79 m²



PRIX DE VENTE : 1 090 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR
EXCLUSIVITÉ

Mer



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DESCRIPTION

Set in lush greenery, just a stone's throw from the village and the unspoilt beaches of Rayol Canadel, this charming Provençal house of around 80 m² offers a rare way of life, combining authentic Mediterranean charm with exceptional views.

Set on a magnificent 750 m² plot of wooded land, the property enjoys breathtaking views of the sea, Cap Nègre and the famous Îles d'Or, in a peaceful and privileged setting.

As soon as you enter, the warm atmosphere of the place is immediately apparent. The sleeping area comprises two beautiful, light-filled bedrooms, a stylish en-suite bathroom, a separate toilet and a practical landing.

An outdoor utility area discreetly completes this space.

On the garden level, the house reveals a bright living room with a fireplace, the true heart of the home, designed for convivial moments in every season.

Opening onto a pleasant terrace facing the sea, the living room invites you to make the most of long summer evenings and al fresco dining. The open-plan kitchen, elegantly integrated into the space, brings a touch of modernity and conviviality.

A second toilet completes this level.

Outside, the carefully landscaped Mediterranean garden offers a wealth of possibilities for development, including space for a swimming pool.

A charming property, rare in this area, ideal as a main residence, a second home or a rental investment, for lovers of nature and the gentle way of life on the Côte d'Azur....

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	79.0 m ²	Taxe foncière :	€1.00
NB de pièces :	3 rooms	NB de chambres :	2 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) : C 137

Indice d'émission de gaz à effet de serre (GES) : A 4

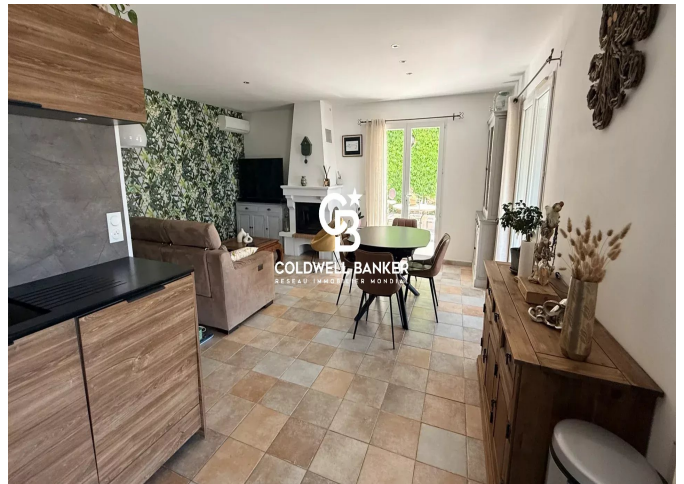
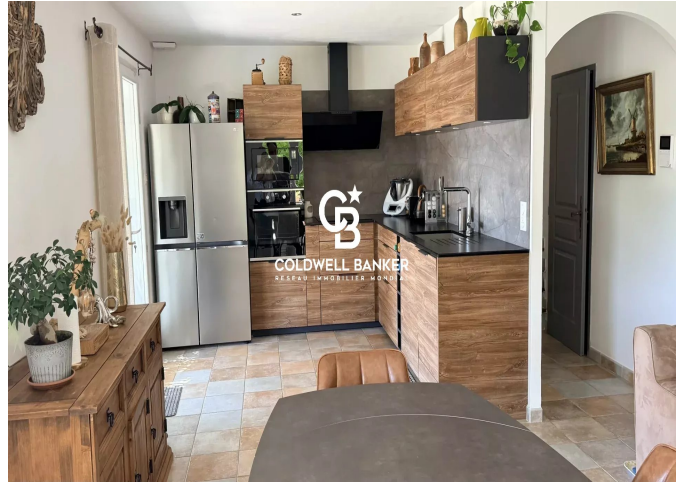
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