

Maison Sanary-sur-Mer 178 m<sup>2</sup>

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PRIX DE VENTE : 1 900 000 €

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## DESCRIPTION

Sanary sur mer, just 600 meters from the port, discover this exceptional villa located within the prestigious "La Corniche" residence.

Offering high-end features, this secure and luxurious development captivates with its breathtaking views of the sea and Sanary's port.

This 178 m<sup>2</sup>, 4-room villa boasts spacious terraces and a 440 m<sup>2</sup> garden in a privileged setting.

### Living Area:

On the upper floor (R+1), the reception area features a bright 42 m<sup>2</sup> living room opening onto the terrace. The kitchen and dining area, spanning 32 m<sup>2</sup>, is perfectly integrated, creating an inviting and functional space.

### Sleeping Quarters:

On the ground floor, the villa offers three large bedrooms, each with its own en-suite bathroom or shower room, ensuring comfort and privacy for your family or guests.

For a lifestyle without compromise, a double garage and an elevator serving the residence complete this exceptional apartment, meeting modern standards of comfort and accessibility.

### Key Features:

- Large aluminum sliding windows
- Adjustable slatted sunshades
- Programmable smart home system
- Reversible electric heating with heat pump
- Private elevator
- Landscaped green spaces designed by a professional

### An Exceptional Opportunity:

Don't miss this unique chance to acquire a luxury property in a prime location in the heart of Sanary.

Construction scheduled to begin in the second half of 2026, with anticipated delivery in the first half of 2027.

Advantages: Reduced notary fees. Contact us for more details or to schedule a site visit.

The "La Corniche" program comprises a total of 5 units.

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Information on the risks to which this property is exposed is available on the Géorisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)



## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	178.45 m <sup>2</sup>	Ascenseur :	Oui
NB de pièces :	4 rooms	NB de chambres :	3 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) : Not applicable -1

Indice d'émission de gaz à effet de serre (GES) : Not applicable -1

