

Maison Carqueiranne 182 m<sup>2</sup>

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SALE PRICE : 2 495 000 €

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## DESCRIPTION

On the heights of Carqueiranne, just a few minutes from Toulon-Hyères airport, this sumptuous villa, completely renovated in 2020, unfurls its 182 m<sup>2</sup> on two levels and offers a magnificent plot of over 1800 m<sup>2</sup> with breathtaking sea views.

The living room opens harmoniously onto a covered terrace, giving direct access to an infinity pool, a real invitation to relax and contemplate.

On the same level, you'll discover a vast living room with an elegantly equipped open kitchen, as well as a sumptuous master suite, a veritable cocoon of comfort.

Upstairs, three large bedrooms each with exceptional panoramic sea views, accompanied by two modern bathrooms, combine functionality and refinement.

A 2-car carport and garage complete this magnificent property.

This villa combines elegance, comfort and an exceptional living environment, with a breathtaking sea view!

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The property is located in an area subject to compulsory brush clearance. Information on the risks to which this property is exposed is available on the georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## FEATURES

Property type:	Maison	Area:	182.0 m <sup>2</sup>	Property tax:	€4.00
Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms		

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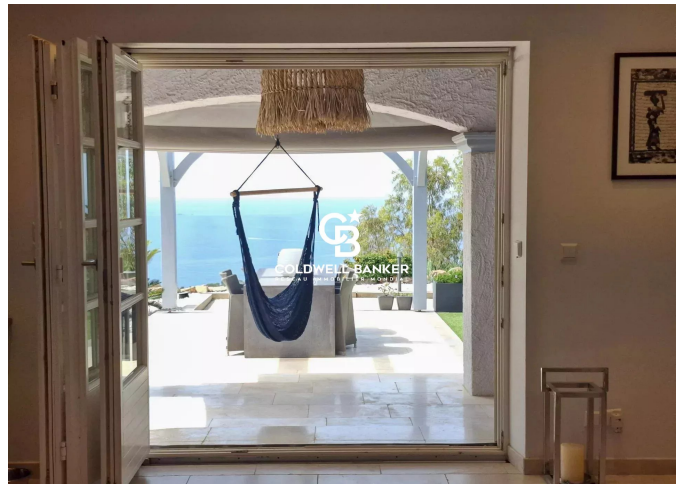
## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 91

Greenhouse gas emissions (GHG) index: D 24



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