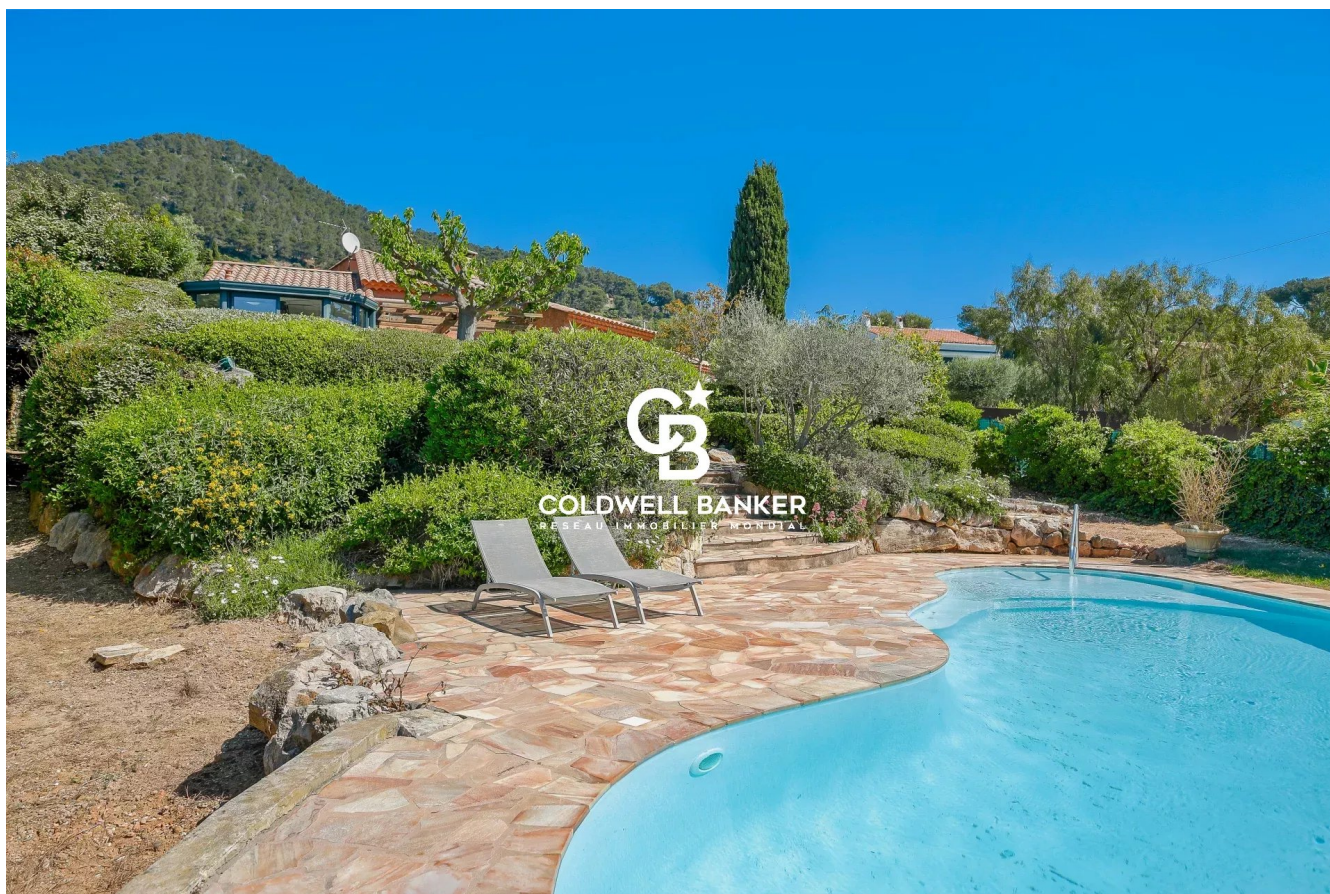


Maison Carqueiranne 192 m²



PRIX DE VENTE : 1 595 000 €

EMAIL : VIRGINIE.BERTRAND@COLDWELLBANKER.FR

DESCRIPTION

Located in Carqueiranne, in a quiet and highly sought-after residential area, this elegant neo-Provençal villa enjoys a rare setting within walking distance of the village and its amenities.

Set on beautifully landscaped grounds of 1,424 sqm, the property benefits from a south-facing exposure, ensuring optimal sunshine throughout the day, along with open sea views in a privileged environment.

From the moment you enter, the villa impresses with its generous volumes and exceptional natural light. The spacious living room, enhanced by high ceilings and a fireplace, opens seamlessly onto the outdoor areas.

An elegant mezzanine enhances the sense of space and offers a versatile area ideal as a study, lounge, or guest suite. This level features its own shower room with toilet, providing both comfort and independence.

The villa offers a comfortable single-level living layout, comprising 5 bedrooms, a dressing room, one bathroom, and two shower rooms, including the one on the mezzanine level.

A light-filled veranda extends the living areas and allows you to enjoy the garden all year round. It is complemented by a charming wind-sheltered terrace under a pergola, perfect for relaxing or outdoor dining.

Outdoors, the meticulously landscaped garden reveals a freeform swimming pool perfectly integrated into its surroundings, bordered by relaxation areas, with the sea, the village, and the surrounding hills as a backdrop.

A basement garage, cellar, and additional rooms complete the property, all with direct access to the house.

Legal Information

Virginie Bertrand-Bondil

Coldwell Banker Beau Rivage

RCS 977 802 644

Professional liability insurance: GAN Assurances 314959512000

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This property is located in an area subject to mandatory vegetation clearing regulations (brush clearance obligation).

CARACTÉRISTIQUES

| | | | | | |
|----------------|---------|------------------|----------------------|-----------------|-------|
| Type de bien : | Maison | Surface : | 192.0 m ² | Taxe foncière : | €4.00 |
| NB de pièces : | 7 rooms | NB de chambres : | 5 bedrooms | | |

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

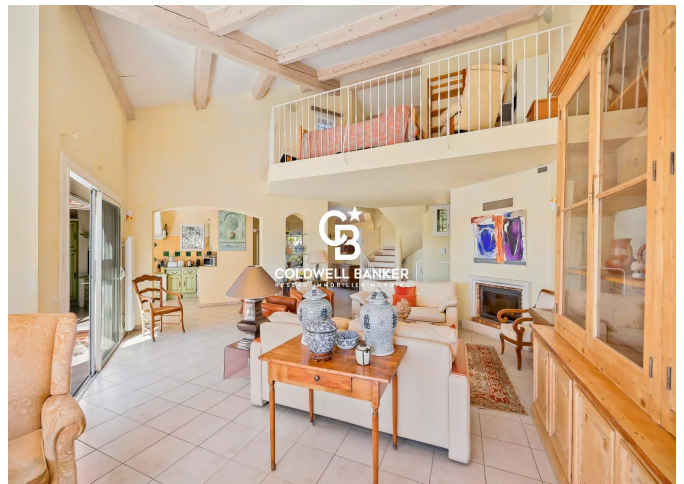
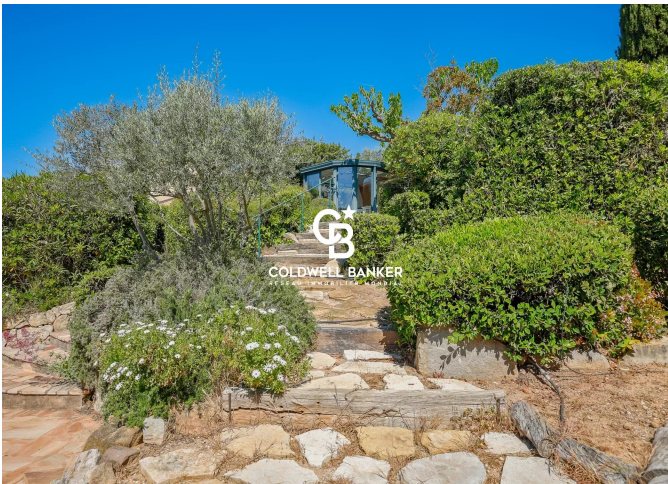
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 123

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



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