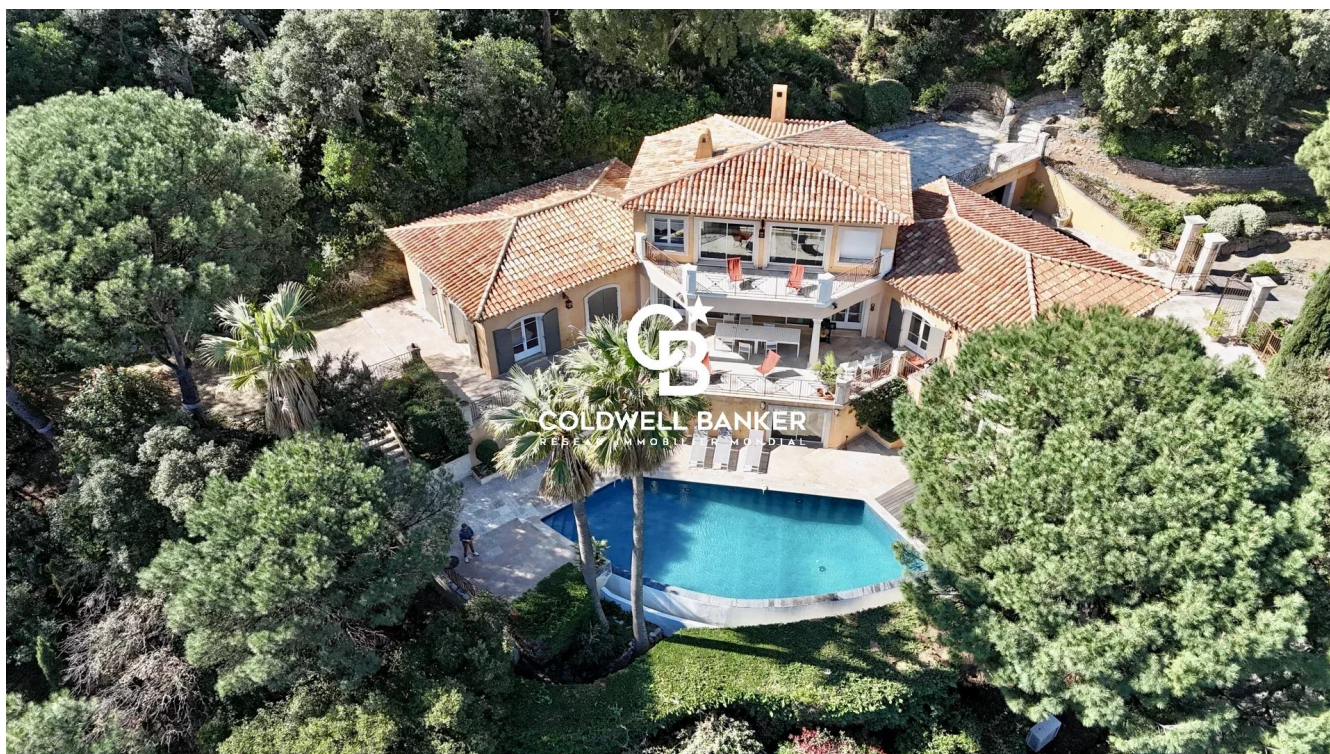


Maison Cavalaire-sur-Mer 360 m<sup>2</sup>

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PRIX DE VENTE : 2 250 000 €

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EMAIL : [STBARTH.AZUR@COLDWELLBANKER.FR](mailto:STBARTH.AZUR@COLDWELLBANKER.FR)

## DESCRIPTION

Just a few minutes from the beaches and the town center of Cavalaire-sur-Mer, this elegant family property enjoys a peaceful and privileged residential setting in the heart of a magnificent landscaped garden of over 3,300 sqm.

Offering approximately 360 sqm of living space, the villa is distinguished by its generous reception areas opening onto vast sun-filled terraces, its swimming pool, and its pleasant sea glimpse.

Designed for entertaining in absolute comfort, the property features 10 main rooms including 8 bedrooms, offering numerous accommodation possibilities for a large family or for fully enjoying the Mediterranean lifestyle with friends and guests.

The villa offers a warm and welcoming atmosphere, perfectly suited as either a primary residence or a holiday home in the Gulf of Saint-Tropez.

Thanks to its accommodation capacity, numerous outdoor spaces, and immediate proximity to the beaches, the property also presents excellent potential for high-end seasonal rentals with particularly attractive rental income.

Air conditioning, fireplace, garage, numerous parking spaces, and additional annex areas complete this rare property on the market.

A confidential and charming property offering a privileged lifestyle combining tranquility, generous volumes, and Mediterranean art de vivre.

Complete file and private viewing upon request.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	360.0 m <sup>2</sup>	Taxe foncière :	€6.00
NB de pièces :	10 rooms	NB de chambres :	8 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) : C 131

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



**COLDWELL BANKER**  
**EUROPA REALTY**



50 Avenue Etienne Gola  
France, 97133, Saint-Barthélemy



TÉL : +33659655459  
[stbarth.azur@coldwellbanker.fr](mailto:stbarth.azur@coldwellbanker.fr)