

Maison Rayol-Canadel-sur-Mer 200 m<sup>2</sup>

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PRIX DE VENTE : 1 990 000 €

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## DESCRIPTION

Ideally situated in the heart of Rayol-Canadel-sur-Mer, this characterful 1970s property enjoys spectacular, unobstructed sea views across to the islands, set in a quiet and sought-after neighbourhood.

Set on a plot of approximately 2,350 m<sup>2</sup>, the villa offers nearly 200 m<sup>2</sup> of living space spread over three levels.

The main level opens onto a spacious, light-filled living room, enhanced by an exceptional sea view, a dining room, a kitchen, as well as four bedrooms—two of which have sea views—and two bathrooms.

Upstairs, a separate area comprises a living room with kitchen, a bedroom, a shower room and access to the attic. A sun terrace completes this level, offering a remarkable panoramic view of the Mediterranean.

An underground garage completes this property.

Outside, the property features a landscaped area with a shower and a built-in barbecue, and offers significant potential for development, including the possibility of creating a swimming pool and pool house. Renovation work is required to unlock the full potential of this property and to design a bespoke project in an exceptional setting.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	200.0 m <sup>2</sup>	Taxe foncière :	€2.00
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](http://www.georisques.gouv.fr)

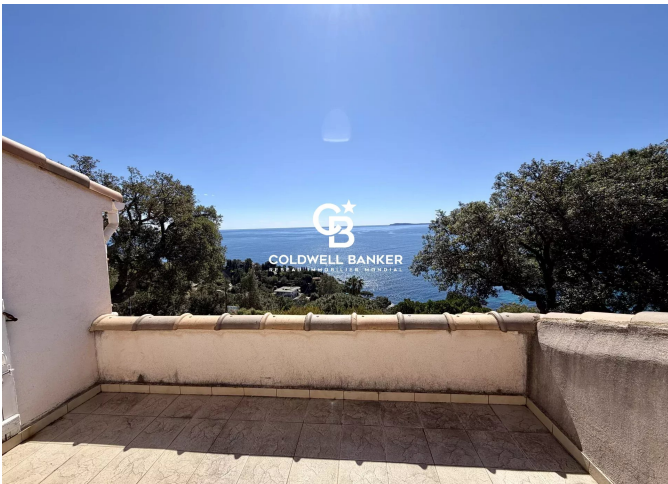
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : Not applicable -1

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



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