

€ 5 145 000

Buying villa

7 rooms

Surface : 325 m²

Surface of the land : 2311 m²

Exposition : Nord ouest

View : Aperçu mer

Hot water : Electrique

Inner condition : renovated

External condition : good

Amenities :

Piscine chauffée au sel, Terrain de pétanque, Local technique, Laundry room, Bedroom on ground floor, Independent apartment, Atelier, Calm, Alarm, Air conditioning

5 bedroom

4 terraces

1 bathroom

4 showers

4 WC

1 garage

5 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

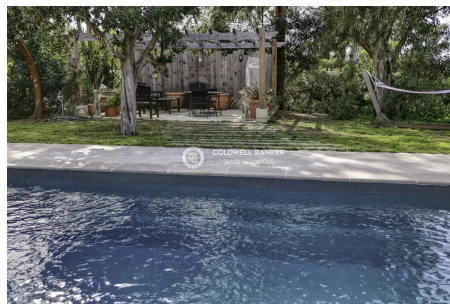
Fees and charges : Rés.T.T.C

5 145 000 € agency fees 3,79% à the



Villa Rayol-Canadel-sur-Mer

Located in the lower Rayol-Canadel-sur-Mer, this superb property of 326 m² of living space seduces with its elegance, comfort and unobstructed sea view. Located on a landscaped plot of 2,300 m², beautifully planted, it also offers potential for expansion on R+1. The house consists of two distinct spaces, perfect for welcoming family and guests while preserving everyone's privacy. The first part opens onto an entrance hall with an office area, a fully equipped separate kitchen with dining area, a guest toilet, as well as a bright living/dining room giving direct access to the terrace and the swimming pool with sea view. You will also find a beautiful master suite including a dressing room, a bathroom with bathtub, shower and WC. The second part offers a second living room with open kitchen, a bedroom with shower room, separate toilet, two other bedrooms each with their own shower room. The ground floor features a spacious hallway, a laundry room, and a separate apartment with a living room/kitchen, bedroom, and shower room with WC, opening onto a private terrace. There's also a room to convert (ideal for a gym or home cinema), a workshop, and a garage. Outside, the villa is enhanced by a heated swimming pool, a technical room with storage space (for sails, bicycles, etc.), and several parking spaces. Just a few minutes from Rayol beach, this residence is an invitation to the good life in a natural and preserved setting, ideal for a main or secondary residence. For confidentiality reasons, a complete photo



Jager Immobilier - Passage du Cros - 83310 Grimaud

Tél: +33 (0)4 94 43 71 44 - Fax: +33 (0)4 94 81 32 17 - info@jager-immobilier.com

Carte professionnelle CPI n° 8304 2018 000 028 555 - RCS FREJUS 752 947 465 000 15 - SARL 5000 €

Code NAF 6831Z - QBE 110 000 €