

€ 2 677 000

Buying villa

8 rooms

Surface : 300 m²

Surface of the land : 1010 m²

Year of construction : 1989

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : good

Amenities :

Piscine 12x6, Laundry room,
Bedroom on ground floor, Calm

6 bedroom

2 bathrooms

1 shower

2 WC

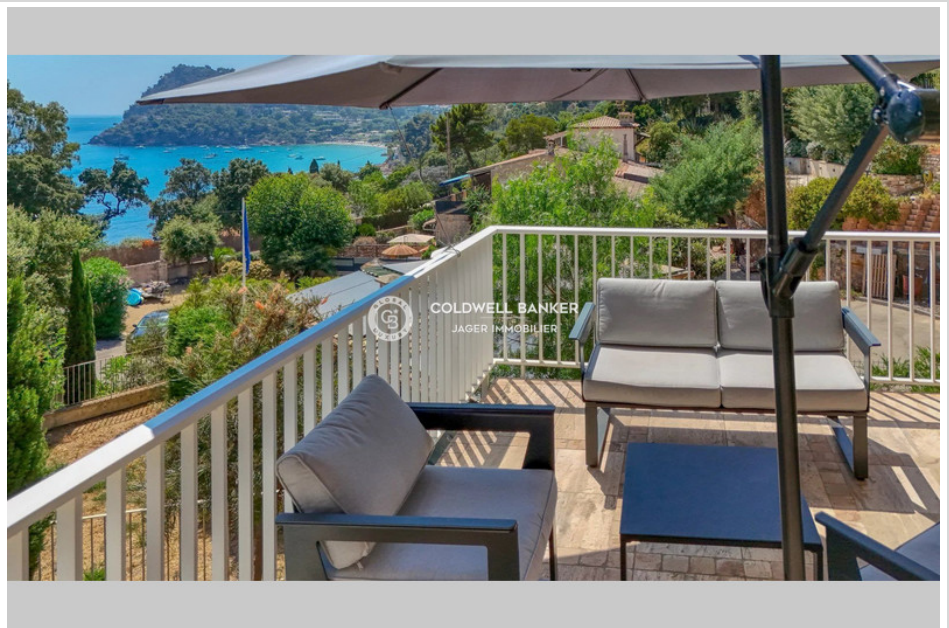
1 cellar

Energy class (dpe) : C

**Emission of greenhouse gases
(ges) : C**

Fees and charges :

2 677 000 € agency fees 4,74% à the
responsibility of the buyer included



Villa Rayol-Canadel-sur-Mer

Jager Coldwell Banker is delighted to present this exceptional 300 m² villa, ideally located in Rayol-Canadel-sur-Mer, just a few steps from the beach. Set on a 1,010 m² plot, this property offers breathtaking sea views in a peaceful and lush environment. Whether you're looking for a second home or a high-end seasonal rental investment, this villa is sure to meet your expectations. From the moment you enter, you'll be charmed by the elegant reception area, leading into a bright and spacious living/dining room — ideal for relaxing or entertaining. The fully fitted and equipped kitchen combines functionality and warmth, perfect for preparing meals with ease. This same level also features a bedroom, a bathroom with walk-in shower and double vanity, guest toilets, and a beautiful terrace with open views of the sea. On the garden level, you'll find four comfortable bedrooms, all opening onto a verdant garden that offers a serene and relaxing atmosphere. A second bathroom, an additional shower room, separate toilets, a laundry room, a wine cellar, and generous storage space under the staircase complete this level. Upstairs, a mezzanine, dormitory, and workshop (with the possibility of creating a shower room) offer flexible spaces to suit your needs: home office, playroom, creative studio, or guest accommodation. Outside, the villa is enhanced by a magnificent 12 x 6 meter swimming pool, surrounded by greenery — the perfect setting to enjoy sunny days in complete tranquility. This property embodies the Mediterranean lifestyle, blending comfort, elegance, and potential. It also presents an excellent opportunity for rental income thanks to its prime seaside location. Don't miss this rare opportunity to own a villa with sea view and swimming pool in Rayol-Canadel. For more information or to schedule a viewing, contact us...

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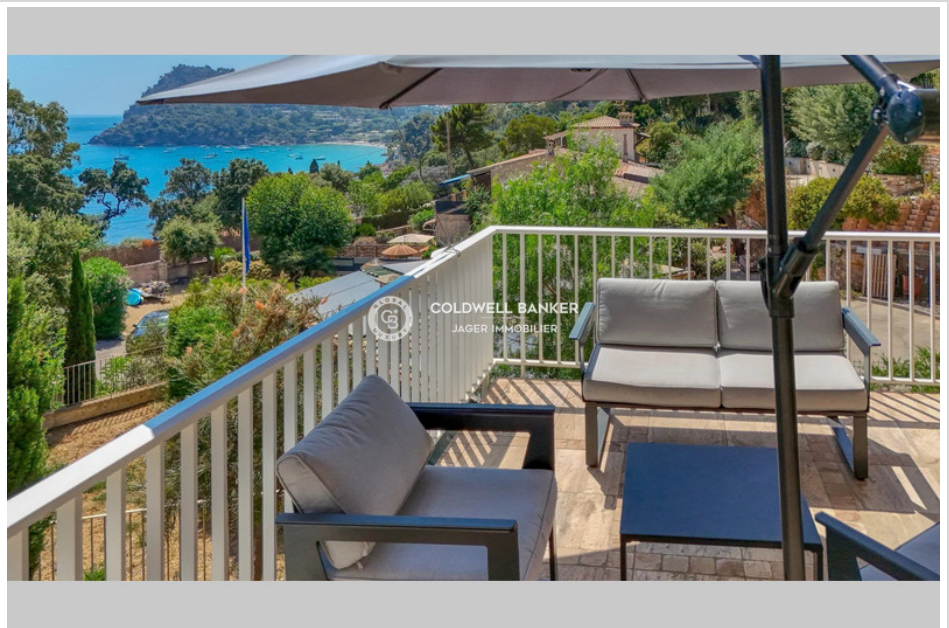
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27/04/2025 - Prix T.T.C

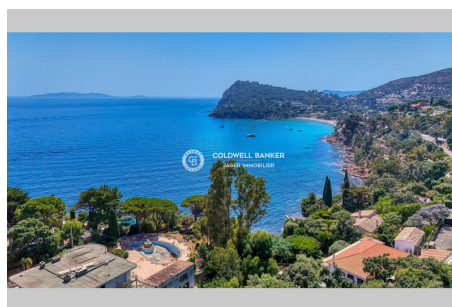
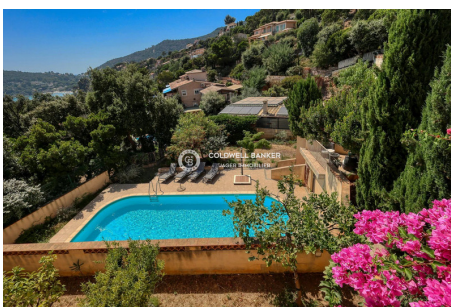


Villa Rayol-Canadel-sur-Mer

... at +33 (0)4 94 43 71 44. Do you think your property could be similar to this one?
Take advantage of our expertise and request a complimentary, no-obligation
valuation.

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Ref. : 394V3007M - Mandat n°2705



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 €