

€ 2 550 000

Buying villa contemporaine
6 rooms
Surface : 200 m²

Surface of the living : 60 m²
Surface of the land : 2100 m²
Year of construction : 2007
Exposition : Sud ouest
View : Mer
Hot water : Electrique
Inner condition : very good
External condition : good
Amenities :

Pool, Fireplace, Bedroom on ground floor, Double Glazing, Architecture contemporaine, Calm, Alarm

4 bedroom
 3 terraces
 1 bathroom
 2 showers
 3 WC
 1 garage
 1 parking
 1 cellar

Energy class (dpe) : B
Emission of greenhouse gases (ges) : A

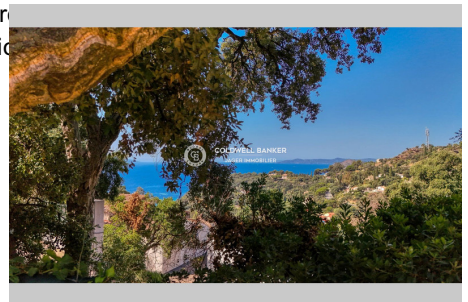
Fees and charges :

2 550 000 € agency fees 3,53% à the



Villa contemporaine Rayol-Canadel-sur-Mer

COLDWELL BANKER JAGER IMMOBILIER is proud to present this stunning architect-designed villa of approximately 200 m², featuring 4 bedrooms, a swimming pool, and sea views, ideally located just steps from the village and only a 10-minute walk from Rayol beach. Set on a 2,100 m² plot, the property stands out for its privileged setting amidst nature, offering peace, comfort, and privacy. From the moment you enter, you'll be captivated by the elegance and refinement of this exceptional home. The main level comprises: - an entrance hall, - two bedrooms with built-in wardrobes opening onto the terrace, - a bathroom, - a fully equipped open-plan kitchen with access to the terrace, and a spacious 60 m² living/dining area with fireplace, bathed in natural light thanks to a skylight, and opening onto a generous 50 m² terrace and the pool with unobstructed views. The garden level features: - a bedroom with built-in wardrobe, en-suite shower room, and WC, - a laundry room with exterior access, - another bedroom with built-in wardrobe, en-suite shower room, and WC, also opening onto the terrace. Additional amenities include a large cellar, a carport, a garage, and ample parking space within the property grounds. An ideal setting to enjoy relaxation and entertaining, surrounded by nature, with the Mediterranean Sea as your backdrop. COLDWELL BANKER JAGER IMMOBILIER is dedicated to making your luxury real estate dreams come true across the French Riviera and the Gulf of Saint-Tropez. Could your property



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