

EXCEPTIONAL PROVENÇAL VILLA WITH PANORAMIC SEA VIEWS & INFINITY POOL – CAP NÈGRE, LE LAVANDOU, CÔTE D'AZUR

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PROPERTY FACT FILE

REFERENCE	A37804JDH83
PRICE	€ 2,500,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	165 m²
LAND	1180 m²
TOWN	Le Lavandou
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change





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- Panoramic views over Cavalière Bay
- Infinity pool with stunning sea views
- Exclusive and secure private domain
- Beach within walking distance
- 4 spacious bedrooms & 3 bathrooms

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Set within an exclusive and secure private domain , Sur le Cap Nègre, this exceptional Provençal villa enjoys breathtaking panoramic views over Cavalière Bay and the Îles d'Or, with the Mediterranean beach just a short walk away.



DESCRIPTION

Set into the hillside within an exclusive and secure private domain, Sur le Cap Nègre, Le Lavandou, this exceptional Provençal villa enjoys breathtaking panoramic views across Cavalière Bay, the Mediterranean Sea and towards the Îles d'Or. Combining authentic Provençal character, generous living spaces and outstanding outdoor areas, this is a rare opportunity to acquire a prestigious sea-view property on the French Riviera, with the beach within walking distance.

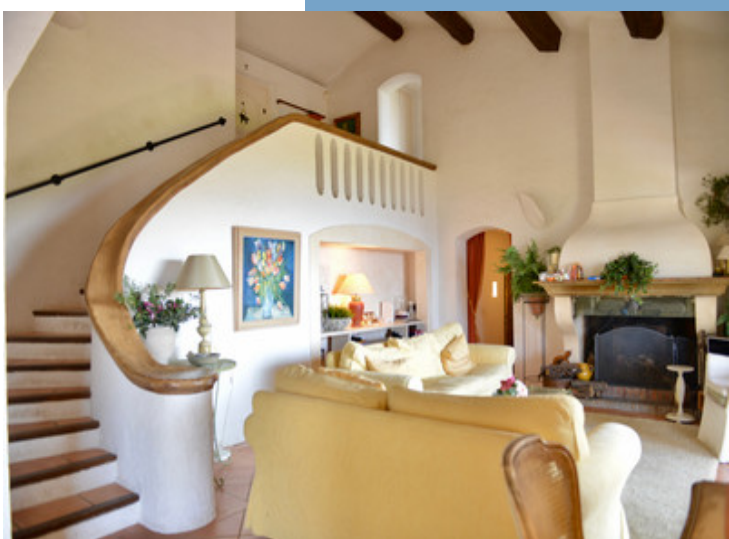


Built into the natural slope of the hillside, the villa has been cleverly designed to maximise its spectacular setting and Mediterranean views. The main entrance is situated on the upper level, where the character of the property is immediately apparent. High sloping ceilings, beautiful exposed timber beams and abundant natural light create a warm and elegant Provençal atmosphere.

Two spacious bedroom suites on the upper level
The impressive master suite measures more than 30 m² and benefits from its own en-suite bathroom with a distinctive circular walk-in shower and WC. French doors open onto a private terrace, filling the room with natural light and providing a wonderful place to enjoy the panoramic sea views from the moment you wake up.

The doors also allow the refreshing Mediterranean sea breeze to flow through the room, providing natural ventilation during the warmer months.

A small private hallway leads to the second bedroom suite, measuring almost 20 m². With its sloping ceiling and exposed woode...



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COMPLETE FILE AND PHOTO ON REQUEST

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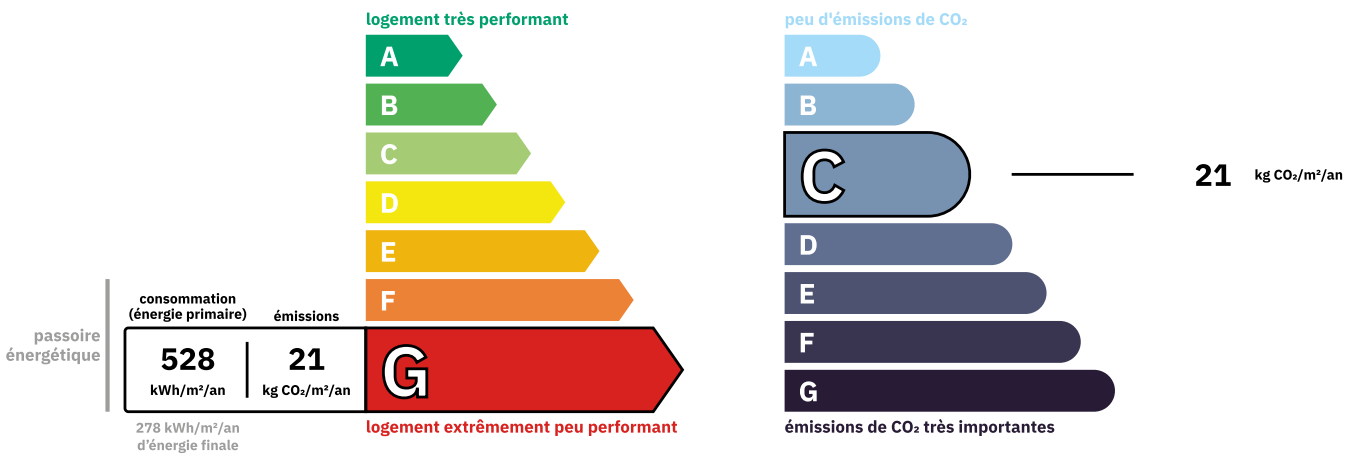
ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/



Property Extremely energy consuming
Estimated annual energy costs
between 7850 € and 10660€ for 2023

NOTICE

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1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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