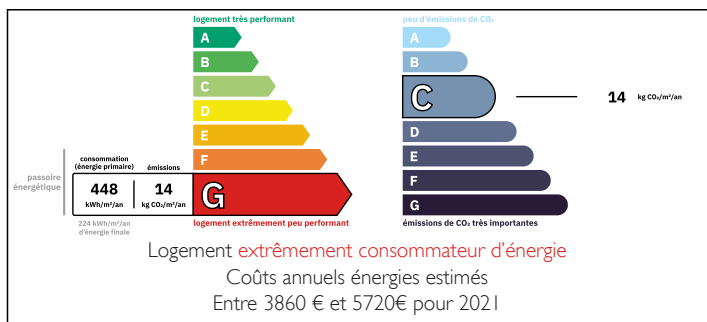


House with an Exceptional View in the hills of Cavalaire-sur-Mer, which can be turned in to your Dream House!

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Cavalaire-sur-Mer
Department:	Var
Bed:	4
Bath:	2
Floor:	127 m2
Plot Size:	1158 m2

## IN BRIEF

Charming house with panoramic views of the Mediterranean Sea, ready to be moved into immediately, while offering plenty of opportunities to be fully customized to your tastes. Located in a quiet domain on the hills surrounding Cavalaire-sur-Mer, this house is a true oasis of tranquility, just a few minutes from the town center and its shops and amenities.

A wide driveway leads to this two-level house, which consists of 4 bedrooms, 2 well-appointed bathrooms, a compact and functional kitchen, and a spacious living room. A second living room, offering great potential, could easily be adapted to suit your needs and preferences.

Outside, a swimming pool with a sea view, along with several terraces around the house, perfectly complement this living environment. The covered terrace, measuring over 12 m², is a real asset, ideal

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

### Layout

On the top floor, you will find a bright living room of nearly 28 m<sup>2</sup>, open to a functional kitchen. The exposed wooden beams and the built-in fireplace add a touch of charm and warmth to the living room. The living room opens onto the covered terrace, offering stunning views of Cavalaire-sur-Mer and the Mediterranean Sea. Two bedrooms, each around 10 m<sup>2</sup>, also enjoy sea views and have doors leading directly to the terrace. Both bedrooms are equipped with built-in wardrobes. The original bathroom and separate toilets complete this level.

### Kitchen

The fully equipped kitchen, although a little dated, offers a practical space with a gas stove and large oven. There is plenty of storage thanks to the long wall of cupboards, and the large window floods the kitchen with natural light, allowing you to enjoy the view while cooking.

### Ground Floor

A staircase leads to the ground floor, where a spacious open area of around 26 m<sup>2</sup> awaits your personal touch. With large French doors letting in plenty of light, this space offers endless possibilities: an additional bedroom, a second living room, a playroom, or even a relaxation area—the potential is vast.

The ground floor also includes two bedrooms, each around 10 m<sup>2</sup>, a second simple bathroom, and separate toilets.

### Outdoor Spaces

The house is surrounded by several terraces, some of which could benefit from a little maintenance. At the front, a lovely shaded terrace under a carob tree offers a perfect spot for relaxing. Nearby, a brick pizza oven...

## LOCAL TAXES

Taxe foncière: 1824 EUR

Taxe habitation: EUR

## NOTES