



RAYOL-CANADEL-SUR-MER 83820 FRANCE

€3,150,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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FRANCE

Ideally situated in a prime location, this elegant property of approximately 190 m² boasts panoramic sea views and is set within 1,700 m² of landscaped grounds. Spread over two floors, the villa offers generous spaces and a harmonious layout, comprising seven rooms including five bedrooms, combining comfort, functionality and a refined lifestyle. The ground floor comprises an entrance hall, two bedrooms with en-suite bathrooms, a single bedroom, a separate toilet, a utility room and a large garage of approximately 60 m². Upstairs, the light-filled living areas open out onto the sea.

**187 m,
1700 m Plot size,
Swimming pool**

€3,150,000



The double living room with open-plan kitchen creates a welcoming space, extended by a pleasant terrace perfect for relaxation. This level also features two additional en-suite bedrooms, as well as a master bedroom with an en-suite shower room, a bath and a toilet. Outside, the property charms with its carefully landscaped relaxation areas, including a built-in swimming pool perfectly integrated into its surroundings, offering an ideal setting to fully enjoy the panoramic views. Thanks to its layout and capacity, this property offers excellent rental potential, with a 6% yield, making it ideal for a high-end seasonal investment. A rare property, combining location, spaciousness and exceptional views, ideal both as a primary or secondary residence and as a quality investment.



