



CAVALAIRE-SUR-MER 83240 FRANCE

€1,196,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Set on a plot of approximately 900 m², this south-facing villa, with stunning sea views and fully air-conditioned, offers approximately 140 m² of living space spread over two floors, providing a pleasant living environment and excellent potential for development. The ground floor features a bright living room opening onto a terrace with views of the sea and the Foncin estate; there is also a fully fitted open-plan kitchen, two comfortable bedrooms, a bathroom and a separate toilet, completing this functional and harmonious level.

**137 m,
960 m Plot size,
Swimming pool**

€1,196,000



On the garden level, the sleeping area extends to include two further bedrooms, a shower room and a separate toilet – ideal for hosting family and guests in complete privacy – opening onto a lovely terrace with a large in-ground swimming pool. A spacious 45 m² garage further enhances the property, offering numerous possibilities for conversion or parking. Outside, the property boasts a tree-lined garden, a true invitation to relax in peaceful surroundings. A few improvements will enhance this villa and reveal its full potential, offering a wonderful opportunity for personalisation and increasing its property value.



