



CAVALAIRE-SUR-MER 83240 FRANCE

**€3,900,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

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Nestled in the heart of the highly sought-after Calanques district in Cavalaire-sur-Mer, this exceptional property offers panoramic sea views and a rare living environment, just a stone's throw from the beaches. Set on 1,600 m<sup>2</sup> of landscaped grounds with an infinity pool, the villa has a living area of 350 m<sup>2</sup> divided into two independent dwellings. The main dwelling of approximately 230 m<sup>2</sup> opens onto a large, light-filled living room with an open-plan kitchen opening onto large terraces, four bedrooms including an elegant master suite, a study and a separate guest room.

**316 m,  
1600 m Plot size,  
Swimming pool**

**€3,900,000**



The main dwelling of approximately 230 m<sup>2</sup> opens onto a vast, light-filled living room with an open-plan kitchen opening onto large terraces, four bedrooms including an elegant master suite, an office that can be used as a fifth bedroom, two shower rooms and two separate WCs. Upstairs, a second 90 m<sup>2</sup> unit charms with its living room with open kitchen, three suites with private shower rooms and a rooftop pool area offering exceptional views of the Mediterranean. At the front of the property, a 75 m<sup>2</sup> garage and several parking spaces complete the comfort of the property, while the landscaped grounds at the rear offer a preserved setting within a private and secure housing development, guaranteeing peace and privacy. Enjoying a south/east exposure and a privileged location just a few minutes' walk from the coast, this villa offers great potential, combining generous space, a preserved environment and breathtaking views...



