



CAVALAIRE-SUR-MER 83240 FRANCE

€1,590,000

150 Years
JOHN D WOOD & CO.

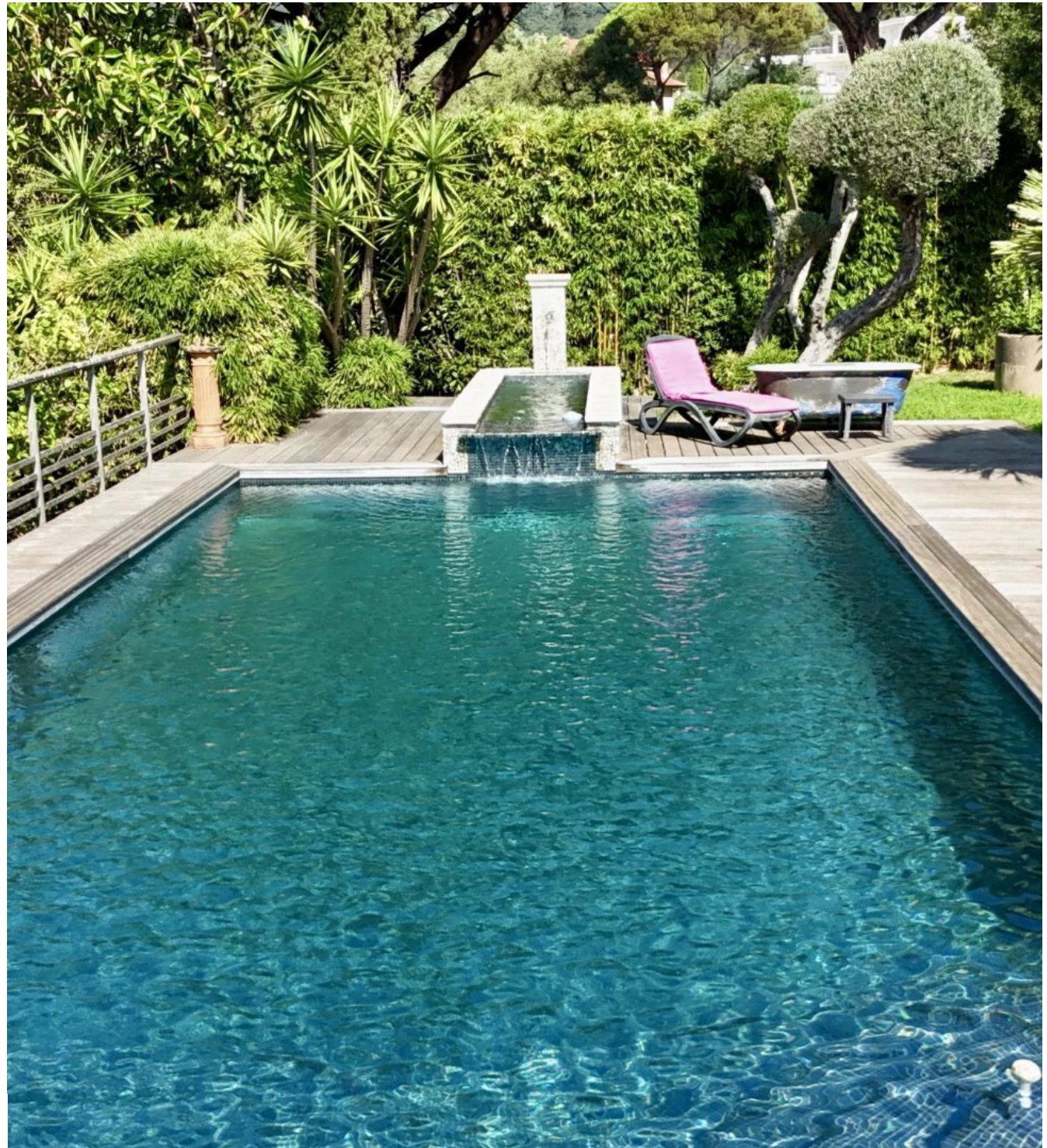
London, Country & International Property

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Nestled at the end of a quiet private cul-de-sac, just a short walk from the beaches and the town centre, this charming property offers a rare combination of privacy, tranquillity and Mediterranean living. Set on a beautifully landscaped 1,505 m² plot, the main villa offers 188.3 m² of living space, flooded with natural light thanks to its large pocket sliding glass doors, creating a seamless connection between the indoor and outdoor living areas. The spacious living room with fireplace, fully equipped kitchen and generous reception areas provide a warm and inviting atmosphere for entertaining family and friends.

**188 m,
1500 m Plot size,
Swimming pool**

€1,590,000



The villa currently offers two elegant suites, including a beautiful master suite on the upper floor with a walk-in dressing room, en-suite shower room and private WC. Outside, the landscaped Mediterranean garden features a stunning 10 x 5 metre infinity pool, spacious terraces and a pétanque court, creating the perfect setting to enjoy the Côte d'Azur lifestyle. A real highlight is the independent, air-conditioned guest house of approximately 45 m², comprising a living room with kitchen, one bedroom, a shower room and a dressing room or home office. It is ideal for welcoming family and friends in complete privacy or for generating seasonal rental income. The property also offers excellent potential, with the possibility of converting the garage into a fourth bedroom with an en-suite shower room (subject to the necessary permissions and conversion works), adding even greater flexibility and value. Combining a sought-after location within walking distance of the beaches, generous living spaces, a beautifully landscaped 1,505 m² plot, an independent guest house and further development potential, this is a rare opportunity on the Cavalaire-sur-Mer market. Contact us today to arrange a private viewing and discover everything this beautiful property has to offer.



