



RAYOL-CANADEL-SUR-MER 83820 FRANCE

€742,000

150 Years
JOHN D WOOD & CO.

London, Country & International Property

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FRANCE

Situated in a prime location, in complete tranquillity, this villa, built in the 1960s, offers approximately 180 m² of living space, set within a beautiful plot of around 1,200 m². In need of a complete overhaul, the property offers remarkable potential for renovation and numerous possibilities for redesign. The plot, which is suitable for a swimming pool, enjoys unobstructed views over the hills and the Pramousquier plain, set in a lush, unspoilt green setting. The villa is currently arranged over two levels. On the ground floor, it comprises an entrance hall, a living room, a kitchen, two bedrooms, a shower room and a separate toilet.

**181 m,
1200 m Plot size**

€742,000



Upstairs, a second living room opens onto a pleasant terrace with views, complemented by a dining room, a separate fitted kitchen, three bedrooms, a shower room and a separate toilet. A spacious garage of approximately 55 m² completes the property. Just 800 metres from Pramoussquier beach, this villa combines tranquillity, proximity to the coast and strong potential for appreciation. Its spacious layout, plot suitable for a swimming pool and location offer a wonderful opportunity to create, following renovation, a characterful property entirely tailored to your tastes. A property with rare potential in one of the most sought-after areas of the Var coastli



