



CAVALAIRE-SUR-MER 83240 FRANCE

**€980,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

## CAVALAIRE-SUR-MER 83240 FRANCE

In a sought-after and well-preserved area of Cavalaire-sur-Mer, discover this charming Provençal villa, which enjoys a prime location, a lovely sea view and a south-facing aspect. The property comprises over 300 m<sup>2</sup> of total floor space, offering generous rooms and numerous possibilities for conversion, in an ideal setting for a main residence, a holiday home or a family project. The main villa covers 134 m<sup>2</sup> and comprises an entrance hall, a spacious living room with a fireplace, a dining room, a separate kitchen, a master bedroom with en-suite bathroom, two further bedrooms, a second bathroom, a utility room, a hallway and a separate toilet.

**202 m,  
1808 m Plot size,  
Swimming pool**

**€980,000**



A real highlight of the property is its 168 m<sup>2</sup> of outbuildings, which complement the living spaces and offer a wide range of potential uses. These spaces include, in particular, a self-contained two-room flat, ideal for hosting family and friends or generating rental income, as well as a large garage of approximately 50 m<sup>2</sup> and a workshop. Outside, the 1,800 m<sup>2</sup> wooded grounds feature a lovely swimming pool, several parking spaces, an outdoor shower and a covered area. The layout of the property therefore allows you to enjoy a comfortable main house whilst making the most of numerous separate living spaces, which are particularly well-suited to a large family, hosting guests or various renovation projects. A villa with generous living spaces and a wealth of possibilities, set in a sought-after residential area, with sea views and a swimming pool.



