



## Stunning Villa with Open Sea Views



### Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (1440) 820-358
Sprachen:	English, French
Webseite:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 266,000

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Provence-Alpes-Côte d'Azur
Stadt:	Rayol-Canadel-sur-Mer
Postleitzahl:	83820
Veröffentlicht:	24.06.2024

### Beschreibung:

Located in the picturesque village of Rayol Canadel sur Mer, this magnificent 163 m<sup>2</sup> house with a 950 m<sup>2</sup> garden offers a unique life annuity opportunity. Nestled in an idyllic setting, it stands out for its two independent accommodations, each offering a breathtaking view of the sea.

### Main characteristics:

- Location: Rayol Canadel sur Mer, a preserved jewel of the Cote d'Azur, renowned for its landscapes captivating and peaceful atmosphere.
- Sea View: Enjoy a panoramic view of the Mediterranean from each accommodation, offering an incomparable feeling of serenity and well-being.
- Two Independent Accommodations: Ideal for an extended family, a main residence with the possibility of seasonal rental, or simply for privileged guests.
- Interior Layout: Each accommodation with their terrace consists of a spacious living/dining room, two



comfortable bedrooms with adjoining bathroom and separate WC, thus offering a functional and harmonious living space.

- Parking: Easy parking with spaces ensuring daily practicality and comfort.

Viager Sale - Life annuity conditions:

This occupied life annuity is on one head, with a man aged 65, benefiting from Usufruct for life.

The bouquet, agency fees included, amounts to €266,000.

The value of this house is estimated at €1,200,000.

A monthly annuity of €1,830 will be indexed annually Possibility of adjusting the package and the annuity Don't miss this investment opportunity with a reduction of 56% on its market value. For more information or to arrange a viewing, please contact us today.

Bouquet: 266,000 euro.

The department of Var in the region Provence Alpes / Cote d'Azur is not only famous for the exclusive coastal resort but is also dotted with charming countryside villages surrounded by a diversity of scenery, including local vineyards. Cannes is in one direction, St Tropez is in the other and the lower Alpes mountains and valleys are not too far away.

This is an ideal location for those clients seeking an ideal investment or dream home. Albeit an apartment, villa or town house, either as a holiday home or a permanent residence, the exceptional climate offers an impressive 280 days of sunshine a year with close to a permanent population of 11,000 and an extra 6000 holiday home owners, the area consists of 11000 hectares of which l'Argens is recognised as a preserved rural environment.

There are many local attractions in the area; golfing facilities, country walks / hiking, health and beauty resorts & a fine selection of restaurants.

A vibrant cultural life and local folkloric festivities and exhibitions take place almost all year round.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.



Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Allgemein**

Schlafzimmer:	4
Badezimmer:	2
Grundstücksgröße:	950 m <sup>2</sup>

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID: IX5.837.502

