

# Le Trayas - Luxury Apartment (ca. 115 m2) with terrace in renovated villa with GREAT SEA-VIEW!

Price : € 626.000



**Rooms :** 3  
**Views :** Sea

**Bedrooms :** 2  
**Reference ID :** 2320 / 479

**Bathrooms :** 1

**Sqft :** 115 m<sup>2</sup>

**Type :** Apartment

A luxurious and comfortable apartment of app. 115 m2 at niveau entree, with terrace of app. 18 m2, and private parking, situated in a fully renovated villa (1912 / 2004) with GREAT SEA-VIEW!

Located at a beautiful location on the southern French Coast at walking distance of the sea and five kilometers from the friendly town of Théoule sur Mer; a village that is used regularly as a film location. Cannes is situated at about 15 minutes by car

The villa is divided into 5 luxurious apartments. The apartment we have for sale has a very high sealing (+ 3m), is approximately 115 m2 and has a very large living, modern open kitchen with all appliances and connection to the terrace with awning and again this great sea-view!

The lay-out is as follows:

Entree to the grounds of the villa with a private parking place, entree, large hallway, entrance apartment, hall with large closet / storage room with washing machine, door to the bathroom with shower, toilet and washbasin.

Large and bright living with a dining area, open kitchen with breakfast bar, a nature stone working plan, appliances like oven, microwave, large fridge, dishwasher, cooking area with induction cooking hob and a modern stainless steel range hood. The kitchen has a connection to the tiled terrace with outdoor dining area and the great sea-view.

The lounge area has windows at 3 sides as well as a door to the terrace. From these windows one again has the most beautiful

sea-view!!!

The master bedroom is located on the north side of the apartment with windows on two sides and the second bedroom, completely renovated in 2019, is located on a lower level and can be reached via an independent access.

The materials used are at a high quality: lava stone radiators, velor sanded walls, all windows are equipped with aluminium frames with double glass, electrical shutters etc. etc.

This part of the French Riviera is characterized by a microclimate and the sheltered location of this villa benefits people here even more. Complete this with the breathtaking sea-view and the beach within walking distance.... the Mediterranean feeling is complete!

The apartment can be sold fully furnished.

**Features :**

Double glazing	Furnished	Electric awnings	Electric shutters
Outdoor lighting	Disabled access	Intercom	

**Area`s:**

1 Living room/dining area	1 Dining room	1 Kitchen	1 Master bedroom
1 Storage room	1 Shower room / Lavatory	1 Terrace	1 Bedroom

**Nearby:**

Beach (150 metres)	Town centre (150 metres)	Train station (500 metres)	Public parking
Supermarket (200 metres)	Sea port (500 metres)	Airport (35 minutes)	Sea (150 metres)

Highway (10 minutes)

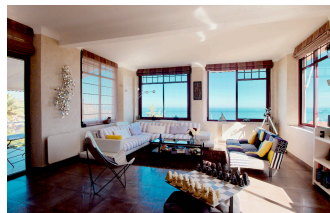
**Energy - Conventional consumption Class : E**

**Energy - Emissions estimate Class : C**

**Land Value Tax : 1.389 € / year**

**Energy - Conventional consumption : 278 kWh/m².year**

**Energy - Emissions estimate : 15 kg éqCO2/m².year**



See more

<https://azurpavillon.com/real-estate/listing/le-trayas-luxury-apartment-ca-115-m2-with-terrace-in-renovated-villa-with-great-sea-view-3275281>