

1 450 000 €

**Buying villa**

**5 rooms**

**Surface : 170 m²**

**Surface of the land : 2500 m²**

**Year of construction : 1997**

**Exposure : Sud**

**View : Mer**

**Benefits :**

calm, fireplace, Automatic Watering,  
Laundry room

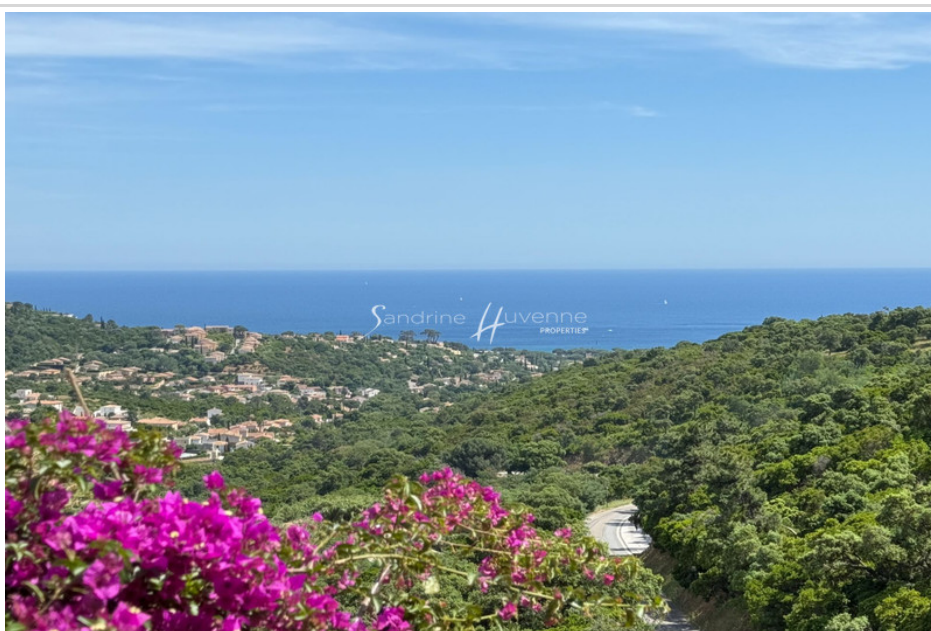
4 bedrooms

1 bathroom

2 showers

3 WC

3 parkings



### Villa 133 Cavalaire-sur-Mer

**PROVENÇAL VILLA WITH SEA VIEW AND POOL IN CAVALAIRE SUR MER:** Nestled on the peaceful heights of Cavalaire-sur-Mer, this elegant 170 m² villa offers a spectacular panorama of the Mediterranean and a rare living environment, between nature and refinement. Combining the authentic charm of Provence with contemporary features, this property captivates from the very first moment. You'll discover a light-filled interior featuring a living room opening onto the exterior, a fully equipped modern kitchen, four bedrooms, and three bathrooms. Each room benefits from beautiful natural light and soothing sea views. Facing south, the villa benefits from generous terraces ideal for enjoying meals outdoors or simply relaxing facing the sea. The 2,500 m² plot, beautifully landscaped with Mediterranean species, offers a preserved, intimate green setting with no overlooked views. Outside, everything is there to take full advantage of the Provençal climate: a...

#### Legal information

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (old measure) : D - Climate class : B

Estimated annual energy between 1880 and 2590 € (reference year 2021)

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**Sandrine Huvenne Properties - 3 Passage des Restanques - 83580 GASSIN**

Tél: + 33 (0)6 15 43 20 53 - [sandrine@huvenne.fr](mailto:sandrine@huvenne.fr)

Carte professionnelle n°83042018000038660 - RCS 844342394

SIRET 84434239400013 - Garantie financière : 41319158 - Document non contractuel