



IN THE HEART OF THE CASSIS PENINSULA, AN EXCEPTIONAL VILLA WITH PANORAMIC SEA VIEW OVERLOOKING CAP CANAILLE

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PROPERTY FACT FILE

REFERENCE	A28187ASR13
PRICE	€ 2,444,000 £ 2,097,930* *agency fees included: 4 % TTC to be paid by the buyer (2 350 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	4
ACCOMMODATION	189 m ²
LAND	1250 m ²
TOWN	Cassis
DEPARTMENT	Bouches_du_Rhone
LOCATION	0-2KM to amenities
TYPE	Gîte
CONDITION	Good condition
FEATURES	Mains Drains, Seaview, Barns / outbuildings

*Price based on current exchange rate which is subject to change





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This marvelous villa, set in the peaceful location of the highly sought-after Presqu'île de Cassis, offers breathtaking views of Cap Canaille and the Mediterranean and benefits from a beautifully landscaped garden with a heated infinity pool. It comprises 2 apartments : One 80 m²-3-bedroom flat on the ground

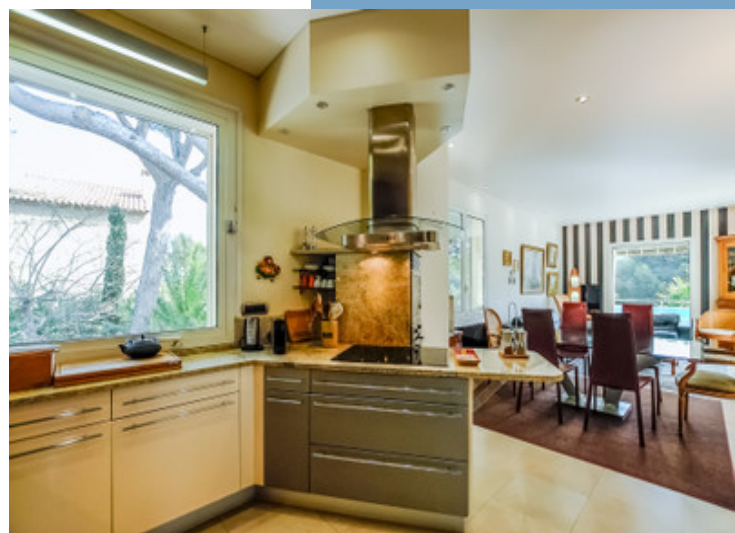
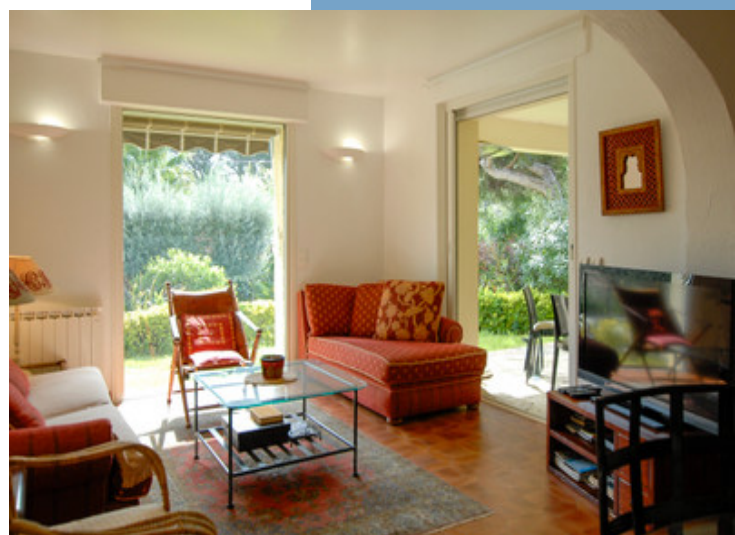
DESCRIPTIF

You're sure to fall in love with this villa in an idyllic location just a few steps from the flat rocks of the calanque for a dip in the Mediterranean and close to the Bestouan and Arène beaches. You can also walk to the port of Cassis in just a few minutes, with quick access to all amenities, public transport and the motorway. This villa could suit a number of lifestyle projects, such as a liberal and/or rental activity with high potential (currently classified 4*).

The villa is composed as follows:

- The garden level ground floor comprises a 22 m² living/dining room opening onto a large sheltered terrace, a 5 m² separate kitchen, 3 bedrooms (9 m², 9.50 m² and 12 m²), one of which with a vanity closet, a 6 m² bathroom with whirlpool bath, a 2 m² shower room and a separate WC.
 - Upstairs there is a large L-shaped living room with open-plan kitchen (50 m²) opening onto a sea-view terrace (22 m²), two bedrooms (9 m² and 11 m²) and a shower room with WC (5 m²).
 - Lastly, the independent garden level studio has a 16 m² living room, a 3 m² kitchen and a 3 m² shower room with WC.
- A separate pantry-laundry room of 14 m² completes the property.

You'll find quality fixtures and fittings with PVC double glazing and roller shutters, air conditioning in each bedroom, plenty of cupboards, beautiful cherry wood doors, a whirlpool bath on the ground floor, 3 fully-equipped kitchens including the one on the 1st floor with marble worktops. You'll also be sure to notice the beautiful featur



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28187ASR13>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

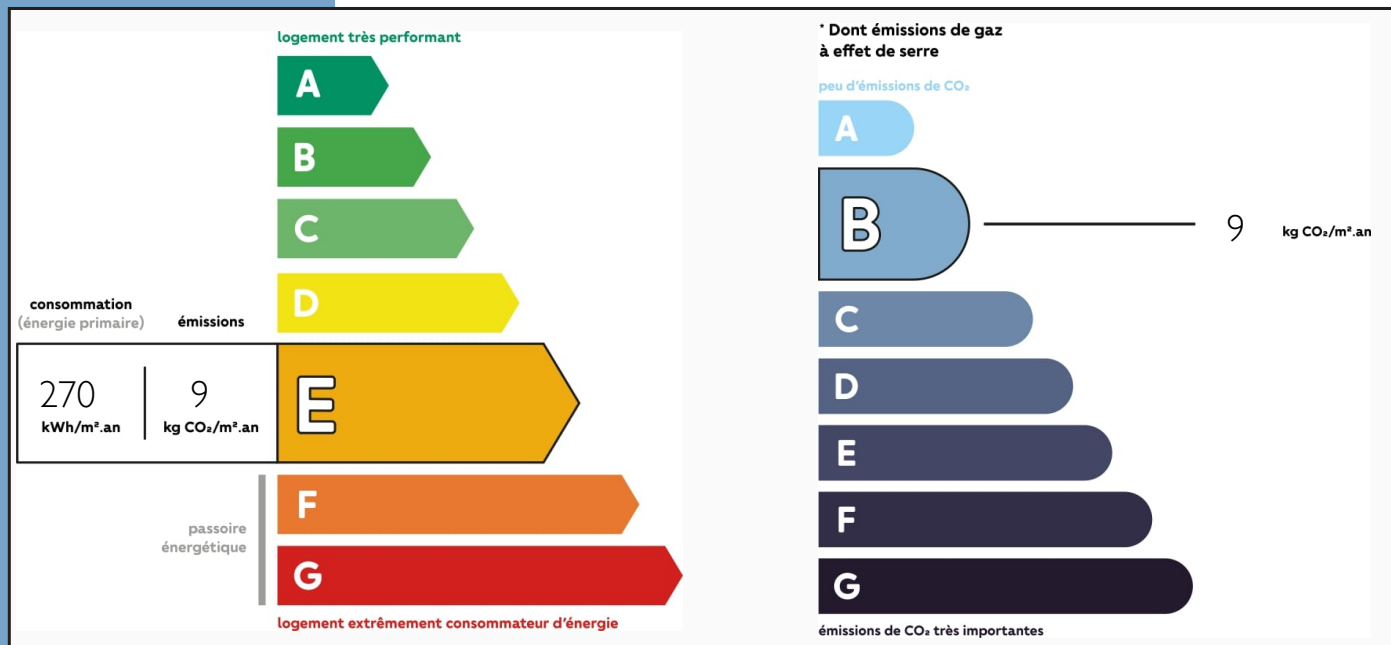
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



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CONTACT

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FILE COMPLETE
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