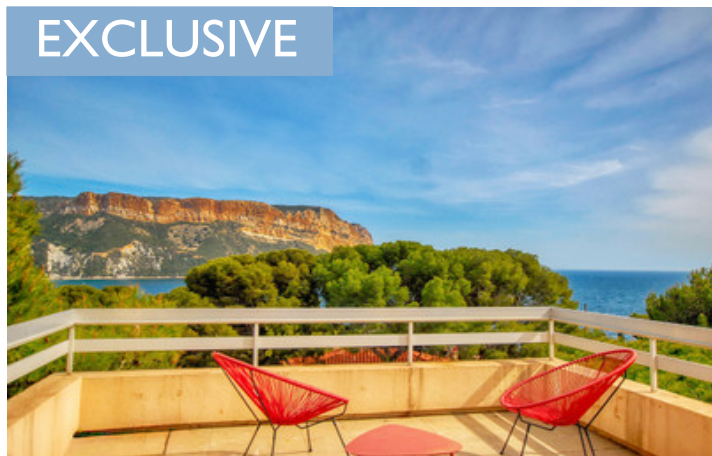
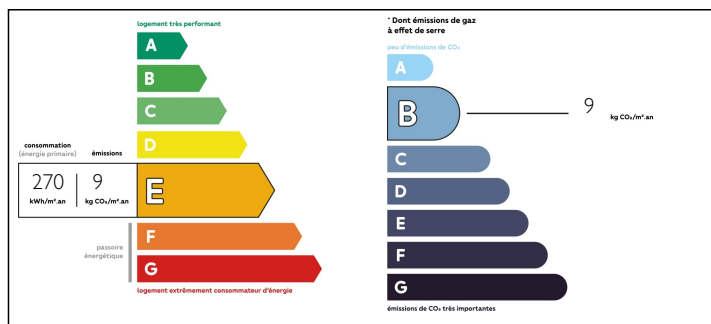


In the heart of the Cassis peninsula, an exceptional villa with panoramic sea view overlooking Cap Canaille

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Cassis
Department:	Bouches-du-Rhône
Bed:	6
Bath:	4
Floor:	189 m2
Plot Size:	1250 m2

## IN BRIEF

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 floor with terrace and upstairs, a 85 m2-2-bedroom flat with terrasse. An independent studio and an independent store/laundry room complete the property. On the ground floor, the Provençal style flat has a lounge/diner, a kitchen, 3 bedrooms, a bathroom, a shower room and a sheltered terrace. The contemporary-style-upstairs flat has a lounge/diner with an open plan kitchen, 2 bedrooms, a shower room and a terrace with sea view. The « Majorelle » spiral staircase leads up to the solarium on the roof top where you can admire the sea views. The 4-star property is regularly let to French and foreign guests during High season,...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 3041 EUR**

## NOTES

## DESCRIPTION

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...