

**3 100 € / month**

**Rentals villa**

**5 rooms**

**Surface : 184 m²**

**Surface of the living : 53 m²**

**Surface of the land : 1221 m²**

**Exposition : Plein sud**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : good**

**Features :**

pool, pool house, gated, direct access to the sea, Bedroom on ground floor, double glazing, Automatic Watering, veranda, Automatic gate, calm

4 bedroom

1 terrace

1 bathroom

2 showers

3 WC

5 parkings

1 cellar

**Fees and charges**

Monthly rent 3 100 € with charges including 300 € provision for charges with annual settlement %} (excluding charges 2 800 €).

1 866 € VAT of fees paid by the tenant (including 509 € VAT for state of the property), 5 600 € for security deposit,



**Villa 319 Carry-le-Rouet**

**FOR RENT - EXCLUSIVE - EXCEPTIONAL SEASIDE VILLA - APPROX. 184 M² - LAND 1221 M² - SECURE PARK** In a privileged and secure environment, in the immediate vicinity of the sea, discover this superb villa of approximately 184 m², ideally located in the heart of a secure residential park. Built on a landscaped plot of 1,221 m², the villa consists of a spacious living space of approximately 53 m², three bedrooms, two shower rooms, a bathroom, an office, a veranda, three toilets, as well as a large basement. This property offers an idyllic setting and the comfort of home extends outside with a pool house, a summer kitchen, and a magnificent, perfectly integrated swimming pool, ideal for sunny days and convivial evenings. A rare living environment combining peace, security and immediate proximity to the sea. Perfect for a primary or secondary residence. Useful information: Furnished rental: 1 year Rent amount excluding charges: €2,800 Amount of...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 2030 and 2800 € (reference year 2023)  
Document non contractuel - 31/07/2025



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**TRANSACTION - LOCATION - GESTION - CHASSE IMMOBILIÈRE - EXPERTISE IMMOBILIÈRE**