

### Price on request

#### Buying house

1 room

Surface : 141 m<sup>2</sup>

Surface of the land : 1250 m<sup>2</sup>

Year of construction : 1992

Exposition : Nord

View : Aperçu mer

Hot water : Electrique

Inner condition : A moderniser

Couverture : tiles

#### Amenities :

pool, fireplace, Bedroom on ground floor, double glazing, Automatic gate, calm

3 bedroom

4 terraces

1 bathroom

1 shower

2 WC

2 garages

2 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

31/12/2025 - Prix T.T.C



### House La Croix-Valmer

La Croix-Valmer – Ideal location close to the village This house benefits from a privileged location, offering unobstructed views of Grimaud, a glimpse of the sea at Port Grimaud, as well as a panorama extending to the charming village of Gassin, set against the backdrop of surrounding vineyards. Built on a 1,250 m<sup>2</sup> plot, the house features a bright 40 m<sup>2</sup> living room with a fireplace, a mezzanine perfect for a study or library, and a separate kitchen opening directly onto a pleasant south-facing terrace. A guest WC with a hand basin completes this level. The sleeping area includes two nice bedrooms with built-in closets, a bathroom with double sinks, and a master suite with a private dressing area, separate WC, and bathroom. The whole is connected to the ground floor, where you'll find a cellar, a double garage, and a 60 m<sup>2</sup> apartment waiting to be fitted out: ideal for creating an independent living space or extra bedrooms. Amenities: double glazing, reversible air conditioning..... Outside, you can enjoy a lovely swimming pool surrounded by sun decks perfect for relaxation.

Fees and charges :

Ref. : 872V53M - Mandat n°146



572 boulevard de Saint-Raphaël - 83420 La Croix-Valmer - Tél: 06 14 23 71 24 - laurabianchi.ic@gmail.com

Siren : 905 099 404 - RCS : Fréjus - carte professionnelle délivré par le CCI de Var N°CPI 83042021000000024

Caisse de Garantie : la SOCAF - 500 000 € - MMA IARD SA : 14 Boulevard Marie et Alexandre Oyon 72030 le Mans cedex 9 - Police n°103165800

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