

€ 650 000

**Buying house**

**3 rooms**

**Surface : 66 m<sup>2</sup>**

**Surface of the living : 25 m<sup>2</sup>**

**Surface of the land : 57 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Sud ouest**

**View : Aperçu mer**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Amenities :**

Pool, Secure domain, Automatic gate

2 bedroom

2 terraces

2 bathrooms

2 WC

**Fees and charges :**

650 000 € fees included

22/01/2025 - Prix T.T.C



## House La Croix-Valmer

Refinement and serenity facing the sea In a sought-after area of La Croix-Valmer, this exceptional farmhouse combines elegance, comfort and spectacular panoramic views. A property designed to offer a privileged living environment, where every detail has been carefully designed. A setting of nature and elegance This bright property of 66 m<sup>2</sup>, with a Carrez law surface area of 59.3 m<sup>2</sup>, is enhanced by an 8 m<sup>2</sup> loggia and an intimate garden of approximately 57 m<sup>2</sup>, completed by a private swimming pool of 2.5 x 4 m. From the sunny 20 m<sup>2</sup> south-facing terrace, admire a breathtaking view of the Bay of Cavalaire, the Golden Islands and the surrounding hills, in a setting where calm and serenity reign. Living spaces redesigned for excellence From the entrance, a glass terrace welcomes, ideal for meals in all seasons. The interior reveals a refined living room, bathed in light, with an American kitchen. A bedroom on the ground floor, with its shower room and WC, offers direct access to a terrace and small lush garden. Upstairs, a spacious suite awaits you, with an adjoining bathroom, generous storage space, and a private 8 m<sup>2</sup> terrace which invites you to savor the beauty of the sunsets over the Mediterranean. A residence with exclusive services Integrated into a closed and secure residence, this property also benefits from a large collective swimming pool, completely renovated last year. Each room is air-conditioned thanks to a reversible system, guaranteeing optimal comfort



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