

758 000 €

Buying villa

3 rooms

Surface : 85 m<sup>2</sup>

Surface of the land : 284 m<sup>2</sup>

Year of construction : 1987

Exposure : Plein sud

View : Mer

Hot water : Electrique

Benefits :

calm, fireplace, Automatic Watering

2 bedrooms

2 terraces

1 bathroom

1 shower

2 WC



### Villa 120 La Croix-Valmer

LA CROIX VALMER : Discover this pleasant villa located in a private and closed domain, with a large swimming pool and parking spaces, offering an idyllic living environment. With its 2 bedrooms and bathrooms, plus a mezzanine, this Villa is ideal for families or couples looking for tranquility. Enjoy the living room with a wood stove opening onto the covered and uncovered terrace, open fitted kitchen, beautiful panoramic terraces where you can relax while admiring the sea and the surrounding hills. The 280 m<sup>2</sup> garden, facing south, is perfect for moments of conviviality outdoors or to enjoy the sun. Located close to the village, beaches and shops, this villa combines comfort and ease. The absolute calm of this place will allow you to recharge your batteries in complete serenity. Don't miss this unique opportunity to live in a haven of peace! Contact me today to arrange a viewing and let yourself be seduced by this exceptional property.

#### Legal information

758 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (old measure) : D - Climate class : B  
Estimated annual energy between 1490 and 2060 € (reference year 2021)  
Document non contractuel - 18/10/2024