

795 000 €

Buying house

3 rooms

Surface : 53 m<sup>2</sup>

Surface of the land : 91 m<sup>2</sup>

Exposure : Plein sud

View : Aperçu mer

Benefits :

fireplace

2 bedrooms

1 terrace

1 shower

1 WC

1 parking



### House 83122 La Croix-Valmer

**EXCLUSIVE - MAS DE GIGARO - LA CROIX VALMER:** Discover this ideally located farmhouse in the popular Mas de Gigaro residence. Offering a breathtaking view of the Pins Parasols and the Sea, this haven of peace will seduce you with its enchanting setting and its proximity to Gigaro beach, accessible in just 10 to 15 minutes on foot. This farmhouse, semi-detached on one side only, spread over two levels, has two bedrooms and a bathroom, a WC, perfect for welcoming family and friends. A small mezzanine offers additional sleeping space. The living room, decorated with a fitted kitchen, opens onto a covered and uncovered terrace, perfect for enjoying mild summer evenings. You will also benefit from a practical storeroom and a shed fitted out for optimal storage. Parking nearby. In this gated and guarded residence, you can enjoy a large swimming pool with pool house and restaurant, as well as tennis courts for moments of relaxation and leisure. Rare...

#### Legal information

795 000 €

Fees paid by the owner, in condominium (348 lots in the condominium), annual recurring charges 1 100 € (92 € monthly), 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 890 and 1230 € (reference year 2023)  
Document non contractuel - 18/10/2024



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