

1 290 000 €

**Contact agency**

**Immobilier de Caractère**

45 chemin du Gourbenet - Le Hameau - B

83420 La Croix Valmer

06 14 23 71 24 / laurabianchi.ic@gmail.com

**For sale villa**

**7 rooms**

**Surface : 150 m<sup>2</sup>**

**Surface of the living : 75 m<sup>2</sup>**

**Surface of the land : 4000 m<sup>2</sup>**

**Year of construction : 2000**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel  
04/04/2023 - Prix T.T.C



**Villa 131 Gassin**

This villa between Gassin and La Croix Valmer seems like a real gem! With its 150 m<sup>2</sup> of living space and spacious grounds of 4,267 m<sup>2</sup>, it offers an ideal living environment. The welcoming entrance hall and elevator add a touch of comfort, as do the ground-floor bedroom and guest toilet with shower. The bright living room, with its fireplace, promises cozy moments, and the dining room, which opens onto a southeast-facing terrace, is perfect for enjoying sunny days. The open, fully equipped kitchen is a definite plus, especially with direct access to the garage. Upstairs, the two large bedrooms with walk-in closets and the third bedroom offer a pleasant private space, complemented by a functional bathroom. Outside, the sunny terrace and large swimming pool surrounded by beaches are ideal for relaxing while enjoying the wooded garden. With plenty of parking space, including a garage and a double carport, this villa is not only spacious but also practical. And with air conditioning and natural light throughout, this is an opportunity not to be missed!

**Fees and charges :**

1 290 000 € fees included

