COLDWELL BANKER
EUROPA REALTY

House La Croix-Valmer 180 m²



SALE PRICE : 2 790 000 €

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50 avenue Etienne Gola
France, 83820, Rayol-Canadel-sur-

Mer

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DESCRIPTION

Set within one of Gigaro's most sought-after private, gated and secure estates, this elegant villa of approximately 180 m² offers a privileged living environment that combines privacy, comfort and Mediterranean charm.

Just a five-minute walk from Gigaro beach, its seaside restaurants and the unspoilt trails of Cap Lardier, this property enjoys a particularly sought-after location.

Set on a magnificent landscaped plot of approximately 1,500 m², featuring natural terraces and completely secluded from the view of neighbours, it is situated in a peaceful, leafy setting.

Upon entering, the generous proportions and natural light are immediately appealing.
The spacious living room of approximately 50m², featuring a fireplace, opens onto large sun-drenched terraces, inviting an outdoor lifestyle and offering a delightful glimpse of the sea.

The sleeping area comprises three bedrooms, including an elegant master suite with an en-suite bathroom, shower and toilet. A fully equipped self-contained studio provides the ideal space for hosting family and friends in complete privacy.

The villa is organised around several cosy reception areas, including a fitted kitchen with a dining area, a dining room and a lounge, all extending out onto the terraces and garden.

Outside, the terraces invite you to fully embrace the Mediterranean way of life.
A separate outbuilding, equipped with a shower and toilet, offers great potential for conversion into a pool house, a wellness area or an additional guest bedroom, depending on your needs.

The carefully landscaped garden forms a veritable oasis of greenery. With ample space for a swimming pool, it offers the opportunity to create an exceptional swimming area that blends seamlessly into its natural surroundings.

The property benefits from modern amenities such as reversible air conditioning, fibre-optic broadband, a utility room, ample storage space and outdoor lighting that enhances the gardens at dusk.

Several parking spaces complete this rare property, where everything is within walking distance: the beach, restaurants and unspoilt nature.

A private property with authentic charm, offering remarkable potential in one of the most exclusive areas of the Gulf of Saint-Tropez.

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FEATURES

Property type:	House	Area:	180.0 m²	Property tax:	€2.00
Number of rooms:	7 rooms	Number of bedrooms:	4 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 195

Greenhouse gas emissions (GHG) index: B 7

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