COLDWELL BANKER
EUROPA REALTY

House La Croix-Valmer 130 m²



SALE PRICE : 1 090 000 €

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

Mer

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stbarth.azur@coldwellbanker.fr

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DESCRIPTION

Ideally situated in a peaceful and sought-after setting, this house of approximately 130 m² stands on a plot of 490 m² and boasts superb sea views as well as a private swimming pool.

The ground floor features a spacious, light-filled living room, enhanced by a wood-burning stove that creates a cosy atmosphere, as well as a separate kitchen opening onto a terrace offering exceptional panoramic views of the Mediterranean. A separate toilet completes this level.

On the garden level, the sleeping area comprises four comfortable bedrooms, two bathrooms offering great potential for modernisation, and a utility room. A spacious terrace extends the living areas and opens onto the swimming pool, which could be redesigned and updated to reveal the full potential of this delightful outdoor space.

Private parking spaces complete this property, which will appeal equally to buyers seeking a main or holiday home and to investors wishing to enhance a property that benefits from a prime location, a remarkable sea view and significant potential for renovation.

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FEATURES

Property type:	House	Area:	130.0 m²	Property tax:	€2.00
Number of rooms:	6 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 217

Greenhouse gas emissions (GHG) index: B 7

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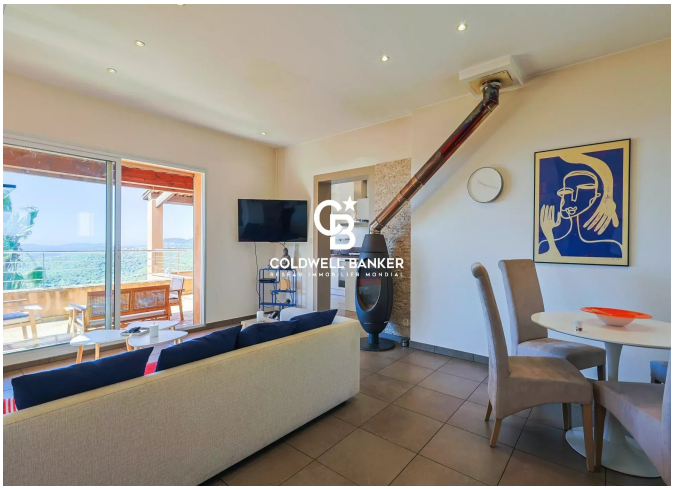



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