COLDWELL BANKER
EUROPA REALTY

House La Croix-Valmer 280 m²



SALE PRICE : 3 200 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

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

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

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DESCRIPTION

Nestled in the heart of a prestigious private and secure estate in La Croix-Valmer, just a few minutes' walk from the iconic Gigaro beach, this sumptuous villa, completely renovated in 2022, is set in approximately 1,400 m² of lush greenery. With nearly 280 m² of living space, the property enjoys a south-facing aspect, offering exceptional light throughout the day. The subtle combination of Provençal charm and contemporary elegance is evident in the generous proportions, perfectly designed layout and high-end features: reversible air conditioning in all rooms, home automation, alarm system, Sonos indoor/outdoor sound system. The ground floor features an elegant entrance hall leading to a large living room with open-plan kitchen, naturally extended by a large terrace and pool area, creating a harmonious continuity between indoors and outdoors. Two en-suite bedrooms with shower rooms and toilets complete this level, as well as a separate guest toilet. On the garden level, a more intimate office space, three en-suite bedrooms with their own shower rooms and toilets, and a laundry room complete the layout. Outside, everything has been designed for an exceptional Mediterranean lifestyle: a heated swimming pool with a cooling system and jacuzzi, a fully equipped summer kitchen, a pétanque court and several parking spaces.

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FEATURES

Property type:	House	Area:	280.0 m²	Property tax:	€2.00
Number of rooms:	6 rooms	Number of bedrooms:	5 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): A 66

Greenhouse gas emissions (GHG) index: A 2

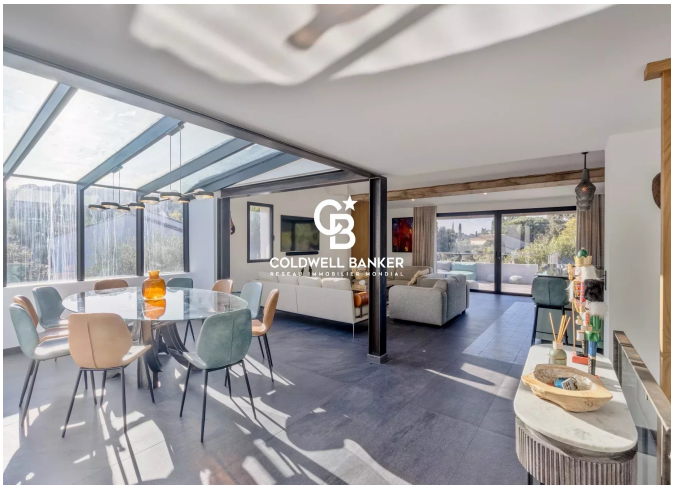
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