

Maison La Croix-Valmer 280 m²



PRIX DE VENTE : 3 200 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

Mer



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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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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	280.0 m ²	Taxe foncière :	€2.00
NB de pièces :	6 rooms	NB de chambres :	5 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

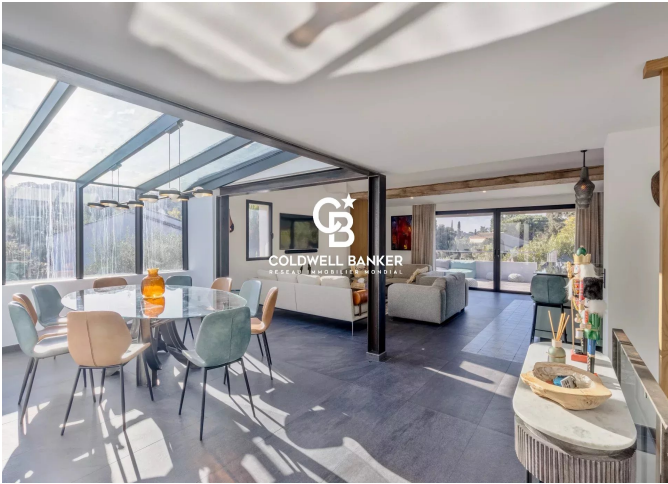
Diagnostic de performance énergétique (DPE) : A 66

Indice d'émission de gaz à effet de serre (GES) : A 2

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