

**840 000 €**

**For sale villa**

**8 rooms**

**Surface of the land :** 950 m<sup>2</sup>

**Year of construction :** 1990

**Exposition :** Sud

**View :** Aperçu mer

**Couverture :** tiles

**Features :**

fireplace, Bedroom on ground floor,  
Laundry room, Automatic gate, calm

5 bedroom

1 garage

3 parkings

1 cellar

**Energy class (dpe) :** C

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

Document non contractuel

05/05/2025 - Prix T.T.C



### Villa 2302 La Croix-Valmer

The Valmer cross Located a stone's throw from the landing beach, this villa with an area of 203m<sup>2</sup> offers beautiful volumes and a unique configuration with three separate apartments. On the first floor, a spacious 100 m<sup>2</sup> apartment includes a bright living room, an equipped kitchen, two bedrooms with two adjoining bathrooms, a practical laundry room, a covered terrace offering a clear view of the greenery and a glimpse of the sea. Access to the garage is also available. On the ground floor, two additional apartments are present: a two-room apartment and another with three rooms, each benefiting from its own outdoor space and offering peaceful views of the surrounding garden. This property also includes a large workshop, offering numerous design possibilities according to your needs. The flat, sunny terrain all day long is a real asset for fully enjoying the outdoors. Although in need of updating, this villa offers considerable potential to create a comfortable and versatile living space, ideal for accommodating a large family or considering a rental investment.

#### Legal information

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