

€ 1 290 000

**Buying villa provençale**

**7 rooms**

**Surface : 150 m<sup>2</sup>**

**Surface of the living : 75 m<sup>2</sup>**

**Surface of the land : 4000 m<sup>2</sup>**

**Year of construction : 2000**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

pool, fireplace, Bedroom on ground

floor, double glazing, Automatic

Watering, Buanderie, Automatic gate

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 parkings

**Energy class (dpe) : C**

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

Document non contractuel

04/04/2025 - Prix T.T.C

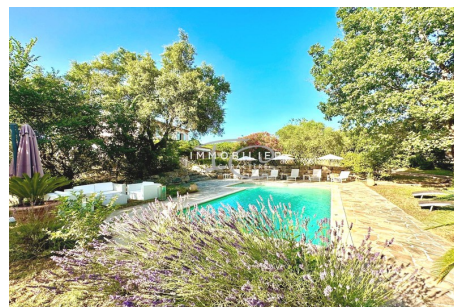
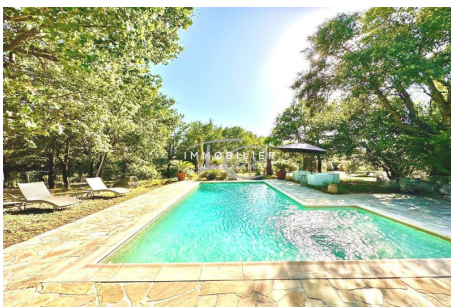


### Villa provençale Gassin

This villa between Gassin and La Croix Valmer seems like a real gem! With its 150 m<sup>2</sup> of living space and spacious grounds of 4,267 m<sup>2</sup>, it offers an ideal living environment. The welcoming entrance hall and elevator add a touch of comfort, as do the ground-floor bedroom and guest toilet with shower. The bright living room, with its fireplace, promises cozy moments, and the dining room, which opens onto a southeast-facing terrace, is perfect for enjoying sunny days. The open, fully equipped kitchen is a definite plus, especially with direct access to the garage. Upstairs, the two large bedrooms with walk-in closets and the third bedroom offer a pleasant private space, complemented by a functional bathroom. Outside, the sunny terrace and large swimming pool surrounded by beaches are ideal for relaxing while enjoying the wooded garden. With plenty of parking space, including a garage and a double carport, this villa is not only spacious but also practical. And with air conditioning and natural light throughout, this is an opportunity not to be missed!

Fees and charges :

1 290 000 € fees included



45 chemin du Gourbenet - Le Hameau - B - 83420 La Croix Valmer - Tél: 06 14 23 71 24 - laurabianchi.ic@gmail.com

Siren : 905 099 404 - RCS : Fréjus - carte professionnelle délivré par le CCI de Var N°CPI 8304202100000024

Caisse de Garantie : la SOCAF - 500 000 € - MMA IARD SA : 14 Boulevard Marie et Alexandre Oyon 72030 Le Mans cedex 9 - Police n°103165800

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