

2 350 000 €

Buying villa

6 rooms

Surface : 180 m<sup>2</sup>

Surface of the land : 3500 m<sup>2</sup>

Exposure : Sud ouest

View : Mer panoramique

Benefits :

Garage, calm, fireplace

5 bedrooms

2 bathrooms

1 shower

2 garage



### Villa 6487 La Croix-Valmer

This property is ideally located between the village and the beaches. It enjoys a panoramic view of the sea, the Iles d'Or and the Port of Cavalaire, South / South-West, quiet. On a 3,500 m<sup>2</sup> park planted with Mediterranean species, two perfectly maintained 1965 villas, garages, easy access, residual building rights... One can only be seduced by the charm and the serene atmosphere that emanates from this exceptional place... The situation and the potential make it a rare commodity on the market!

#### Legal information

2 350 000 € fees included

5,82% VAT of fees paid by the buyer

(2 220 750 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (old measure) : F - Climate class : F  
Estimated annual energy between 2800 and 3840 € (reference year 2021)  
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