



# BERTRAND FOUCHER IMMOBILIER

Cavalaire - La Croix-Valmer - Le Rayol-Canadel

1 490 000 €

## Buying house

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

Surface of the living : 34 m<sup>2</sup>

Surface of the land : 1540 m<sup>2</sup>

Year of construction : 1994

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : A rafraîchir

External condition : A rafraîchir

Couverture : tiles

## Amenities :

Cheminée, Bedroom on ground floor,  
double glazing, Arrosage automatique,  
Laundry room, calm

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

2 parkings

## Legal information

1 490 000 €

Fees paid by the owner, well condominium,  
annual current expenses 855 €  
(71 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



## House 1321 La Croix-Valmer

A detached villa on a plot of 1540m<sup>2</sup> (plus an adjoining plot of 1274m<sup>2</sup> with long lease) is for sale. The land offers the possibility of creating a swimming pool. The single-storey house was built in 1972 and extended in 1994. The living area of approximately 150m<sup>2</sup> is divided into a spacious living room, a closed kitchen, 3 bedrooms, 2 bathrooms, 2 toilets, a laundry room, 2 verandas. In addition to the terraces, there is a garage and a carport. Its location is ideal, 400m from the sea and 2km from the center of La Croix Valmer. The special feature is that there is a private parking space directly on the Landing beach.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 2660 and 3640 € (reference year 2024)  
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## Bertrand Foucher Immobilier - [www.agencedecavalaire.com](http://www.agencedecavalaire.com)

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Document non contractuel - Barème de prix disponible sur notre site internet