

1 290 000 €

Contact agency

Immobilier de Caractère

45 chemin du Gourbenet - Le Hameau - B

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For sale villa

7 rooms

Surface : 150 m²

Surface of the living : 75 m²

Surface of the land : 4000 m²

Year of construction : 2000

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

POOL, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, 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



### Villa 131 Gassin

This villa between Gassin and La Croix Valmer seems like a real gem! With its 150 m² of living space and spacious grounds of 4,267 m², 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

