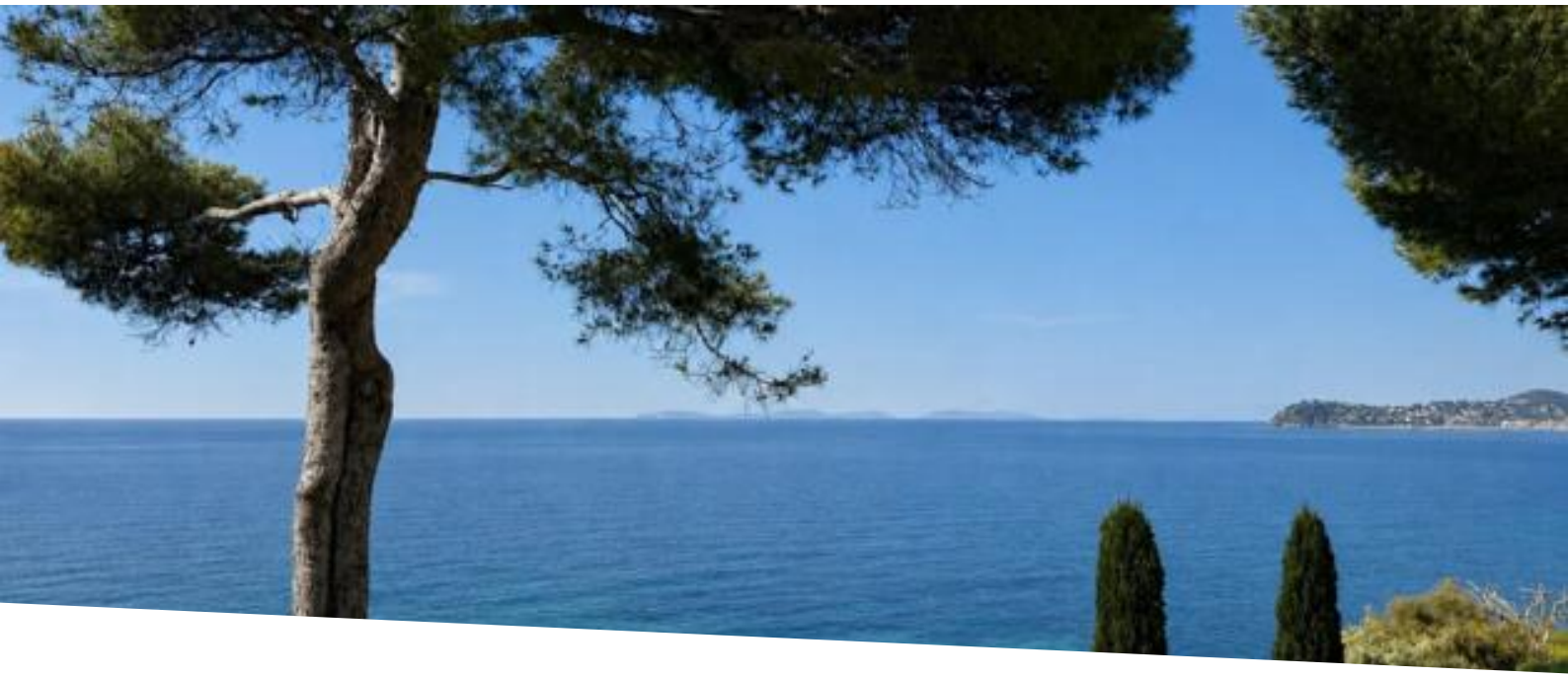
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A truly exceptional location for this genuine waterfront propert

For sale

10 500 000 €

Product type **House**	*Num rooms* **+5 rooms**	*City* **La Croix-Valmer**	*Country* **France**
Living area **300 m²**	*Land area* **2 400 m²**	*Bedrooms* **5**	*Bathrooms* **5**
Box **1**	*View* **Unobstructed view**	*Exposure* **South**	*Ref.* **83484**

A rare waterfront property comprising two villas with direct access to crystal-clear waters via a private, gently sloping staircase running through a beautifully landscaped garden.

The first villa, featuring turquoise accents, offers 3 bedrooms and 1 additional sleeping area, 3 shower rooms with toilets, and a bright living area with a fully equipped open-plan kitchen. All rooms enjoy stunning sea views. The 2400m² landscaped grounds are beautifully planted, with carefully maintained delicate Mediterranean plants.

The second villa, designed in coral tones, has been fully renovated and features ducted air conditioning, recessed ceiling lighting, and a central vacuum system with integrated electrical supply. It offers 2 spacious bedrooms with panoramic sea views, opening onto terraces overlooking the crystal-clear waters.

The ground-level garage can be converted into an additional bedroom suite with bathroom, benefiting from panoramic sea views and a terrace overlooking the garden. The original building permit for the property also authorized the construction of a lap pool.

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

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Connected to the main sewer system, the property is located within a private estate at the end of a cul-de-sac. Amenities include 3 on-site parking spaces and 1 garage, outdoor lighting, automatic irrigation, and air conditioning. The property is modular and can function as two independent residences.

An exceptional, fully private waterfront setting, with no coastal path crossing the property. Private parking access at Ponant Beach on the Débarquement side.









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