



LA CROIX-VALMER 83420 FRANCE

€2,300,000

150 Years

JOHN D WOOD & CO.

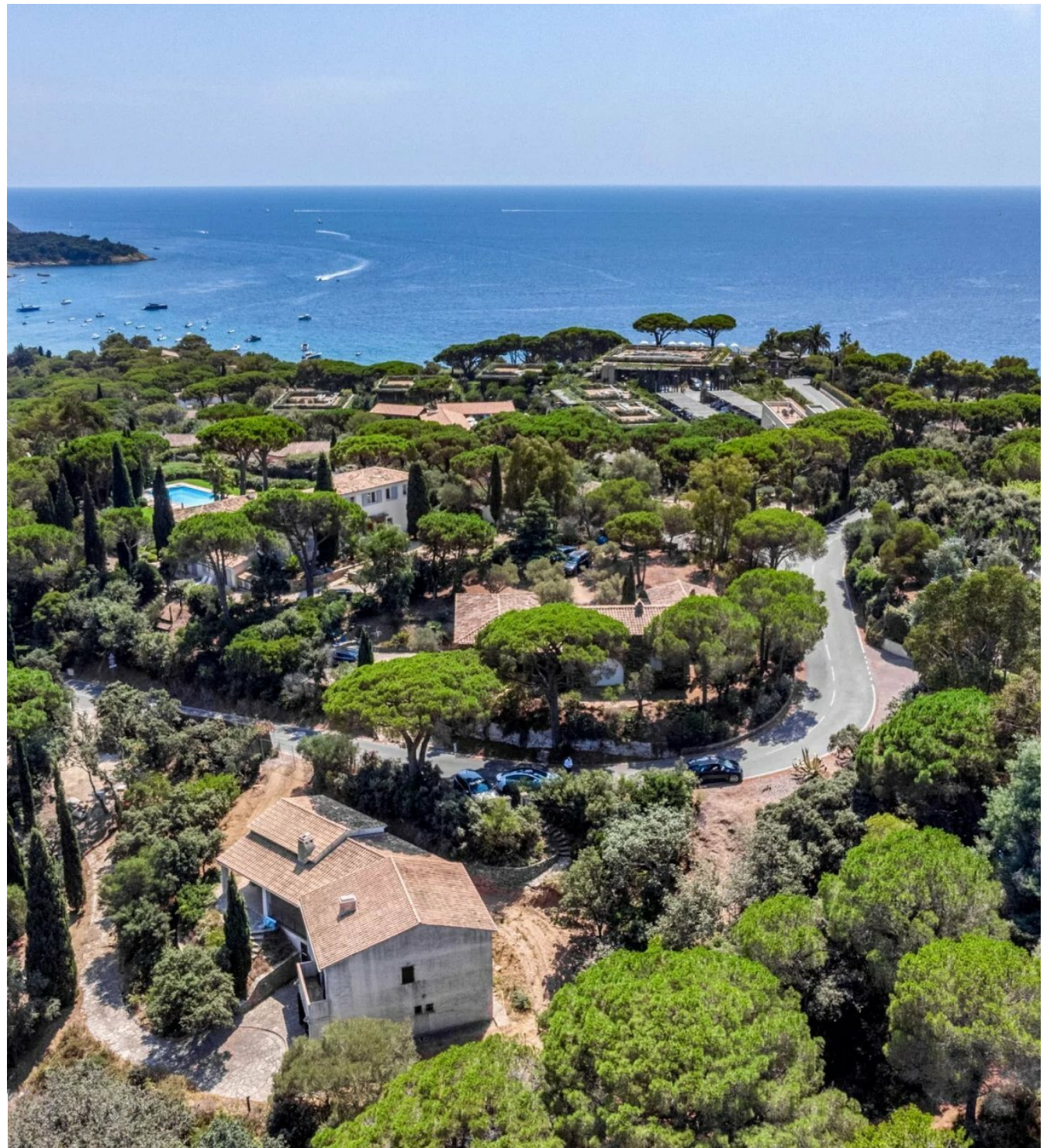
London, Country & International Property

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Located in a gated and highly sought-after estate in the heart of Gigaro, just a short walk from Lily of the Valley, this villa is within walking distance to Gigaro beach and La Brigantine. The property enjoys all the benefits of the Gigaro seafront while remaining peacefully tucked away at the edge of a protected natural area. The existing 151 sqm house comes with two approved and cleared building permits for a complete renovation and extension. The authorized projects offer a total of 241 sqm of living space over two levels with views of the Gigaro hills: Permit 1:

**151 m,
1600 m Plot size**

€2,300,000



On the ground floor, next to a double garage, the entrance leads into a dining area with a fully equipped kitchen, followed by a bright and spacious living room. A beautiful master suite with dressing room and bathroom enjoys both sunrise and sunset. Upstairs features 4 bedrooms, each with its own shower room, separate toilets, and a laundry room. Permit 2: On the ground floor: a kitchen, dining area opening onto a bright living room, and 3 en-suite bedrooms with dressing rooms, all with access to the pool area. Upstairs: 2 spacious en-suite bedrooms, each with a dressing room. The entire home opens onto a west-facing terrace with a summer lounge and a dining area set back from the pool, which is south-west facing. The 9x4.5 m pool is set into a beautifully landscaped garden and opens onto a stunning view of the protected natural surroundings of Gigaro. Gated estate, mains drainage, fiber optic internet, bordering a protected and unbuildable natural zone, permits approved and cleared of all appeals. Agency fees payable by vendor



