

599 000 €

**Contact agency**

**Prestige by Lombard Immobilier**

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**For sale house**

**5 rooms**

**Surface : 143 m<sup>2</sup>**

**Surface of the living : 51 m<sup>2</sup>**

**Surface of the land : 629 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Sud**

**View : Piscine**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

**Features :**

POOL, double glazing, AIR CONDITIONING, CALM

3 bedroom

3 bathrooms

4 parkings

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel



## House 1093 Fréjus

Located in the highly sought-after area of La Tour de Mare in Fréjus, this magnificent detached house of 143.5 m<sup>2</sup> offers you an exceptional living environment within a secure domain. With its private swimming pool and generous interior spaces, this property is ideal for a family or for those looking for a versatile and comfortable living space. Upon entering, you will be seduced by the large, bright living room with open kitchen, which opens onto a beautiful outdoor terrace and the swimming pool, perfect for sunny moments of relaxation. Still on the ground floor, a shower room with WC completes this friendly space. Upstairs, two spacious bedrooms and an office offer all the necessary comfort. A modern bathroom and a toilet complete this well-designed floor. As a bonus, this property includes an independent two-room apartment on one level, ideal for hosting guests or generating rental income. This accommodation consists of a kitchen, a large living room, a bedroom, a separate toilet and a shower room. Main features: Surface area: 143.5 m<sup>2</sup> Sector: La Tour de Mare, secure area Private swimming pool: A true haven of peace Ground floor: Large living room with open kitchen, access to terrace and swimming pool, shower room with WC Floor: 2 bedrooms, office, bathroom and WC Two independent rooms: Kitchen, living room, bedroom, bathroom and separate WC Exterior: Terrace and swimming pool area Security:

Secure domain for absolute peace of mind Additional benefits: Prime location: Quiet and residential area of Tour de Mare Independent house with double exposure Proximity to shops, schools and services Outdoor spaces optimized for relaxation and leisure This rare house on the market combines comfort, security and space. Perfect for a family, it will also appeal to those looking for a pleasant living environment and the possibility of rental income with its independent two-room apartment. Don't miss this unique opportunity in Fréjus! Contact us today to arrange a visit. Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>

Fees and charges :

599 000 € fees included

[www.twimmo.com](http://www.twimmo.com)

