

750 000 €

**Contact agency**

**Estate & Law - Properties**

38 Av. du Croiseur Léger le Malin

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**For sale villa**

**5 rooms**

**Surface : 119 m<sup>2</sup>**

**Surface of the living : 41 m<sup>2</sup>**

**Surface of the land : 25689 m<sup>2</sup>**

**Year of construction : 1984**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

wood stove, Bedroom on ground floor, double glazing, DRILLING, CALM

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : C**

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

Document non contractuel



**Villa 001 La Garde-Freinet**

Our agency offers for sale this superb country house, completely and tastefully renovated recently, on a very large plot of land of more than 2ha. This property is located in La Garde-Freinet in an ideal setting to enjoy absolute calm, and allow you to escape from the crowds of the Côte d'Azur, while remaining close to the sea. Build on one level, it presents an entrance, a bright living room with a wood stove, an office space and a fully equipped independent kitchen with dining space, and opening onto a pleasant and idyllic terrace protected by a mulberry plane tree bringing natural shadow in summer. On the night side, there are 3 bedrooms including a master suite with shower room/WC and large storage cupboards, a bathroom and an additional WC for the other two bedrooms. A spacious double garage used today as a storage space can be converted into an independent apartment. The land is suitable for building a swimming pool and offers numerous landscaping possibilities. An ideal house for a family wishing to recharge their batteries in a natural environment in the countryside. Information on the risks to which this property is exposed is available on the Géorisques website:

<http://www.georisques.gouv.fr>

Fees and charges :

750 000 € fees included

