

995 000 €

Contact agency

Immo France Sud

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For sale villa

Surface : 132 m<sup>2</sup>

Surface of the land : 9057 m<sup>2</sup>

View : Jardin, dégagée, collines, forêt, piscine

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

POOL, fireplace, double glazing

3 bedroom

2 terraces

2 bathrooms

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

16/08/2024 - Prix T.T.C



### Villa 2024-49 La Garde-Freinet

A lovely renovated Provencale style villa located in a wooded area between La Garde-Freinet and Grimaud, sits on a plot of 9057 m<sup>2</sup>. This villa has a beautiful large swimming pool and a covered terrace which is very comfortable during the hot summer months. The interior has a surface of 132 m<sup>2</sup> and comprises a nice living room with high ceilings and a fireplace, a dining area, a fully equipped modern kitchen, and upstairs are 3 bedrooms, one of which is the master suite, and 2 bathrooms. The garden has a barbecue area, a petanque (Boules) court and the swimming pool. During the summer months you may hear some traffic as the property is a short distance from the road to Grimaud and Saint-Tropez. This little gem is nicely hidden on a cul-de-sac, no vis-à-vis from neighbours, so total privacy. Agency fees are payable by the seller. Information on the risks to which this property is exposed is available on the Géorisques website:

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

Fees and charges :

995 000 € fees included

