

3 500 000 €

Contact agency

Immo France Sud

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For sale house

Surface : 379 m²

Surface of the land : 20320 m²

Year of construction : 2016

Exposition : Sud

View : Panoramique

Inner condition : excellent

External condition : exceptional

Couverture : tiling

Features :

POOL, pool house, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

5 bedroom

5 terraces

1 bathroom

6 show ers

9 WC

2 garage

5 parkings

5 cellars

Energy class (dpe) : C

Emission of greenhouse gases (ges) : B

Document non contractuel

19/10/2024 - Prix T.T.C



House 4962 La Garde-Freinet

Discover this splendid villa offering a breathtaking panoramic view, nestled in a highly sought-after neighbourhood of La Garde-Freinet, in the heart of the Gulf of Saint-Tropez, just 5 minutes from the village centre. Upon your arrival, the automatic gate opens to reveal a spectacular landscape with a stunning view. The elegant entrance leads to a hall with a guest WC. The bright and spacious living room, with a fireplace, extends to a large dining room, connected to a fully equipped kitchen with Gaggenau appliances, including a steam oven and a practical pantry. This area opens onto the terrace and a private office. On this level, you'll also find a complete shower room with WC. The second covered terrace, equipped with outdoor heaters, allows you to enjoy the outdoor spaces even in winter. Near the kitchen, a terrace with a large dining table, a summer kitchen with a stone barbecue, and a Teppanyaki grill creates an ideal spot for outdoor dining. From here, you can admire the beautiful 13 x 6 m heated infinity pool, surrounded by large terraces, enhanced by integrated lighting and an automatic irrigation system for the majestic potted plants. Several relaxation areas are scattered around the property, inviting you to unwind. The villa features five bedrooms, each with an en-suite shower room, while the master suite includes a full bathroom. Two laundry rooms, one with a dressing room, complete the space, along with a modern gym and a cinema room equipped to automatically control the shutters throughout the house. On the garden level, a 75 m² independent apartment with a kitchen, living/dining room, bedroom, and shower room offers additional living space. On the other side, you'll find the gym, a cinema room with automatic ambient lighting, a steam room, and the second laundry room. The property is equipped with a Sonos audio system providing perfect sound throughout the house and outside, along with a smart home system allowing you to control the entire house (lighting, heating, air conditioning, shutters...). The immense wine cellar (about 130 m²), bathed in natural light from three windows located under the pool, creates an exceptional atmosphere. Outside, you'll also find a greenhouse, a chicken coop, a half tennis court with a practice wall, and a charming area designed to enjoy a glass of wine while admiring the view. A second summer kitchen, with a pizza oven and barbecue, completes this space, accompanied by a beautifully lit dining terrace. Near the entrance and the living room is a Japanese

pond with beautiful Koi fish, which adds a touch of serenity to the property. Below the pool, there is a technical room with three additional storage spaces and a workshop. 2 garages and ample parking space. Every corner of this property is designed to offer absolute comfort with an unobstructed view. Contact us today to schedule a visit and discover this exceptional property. Agency fees are covered by the seller.

Fees and charges :

3 500 000 € fees included