

1 780 000 €

**Buying villa**  
**6 rooms**  
**Surface : 180 m<sup>2</sup>**

**Surface of the land : 21000 m<sup>2</sup>**  
**Exposure : Sud est**  
**View : Campagne et aperçu mer**  
**Hot water : Electrique**  
**Indoor condition : good**  
**Outdoor condition : good**  
**Cover : tiles**

**Benefits :**

Bureau et cuisine d'été, alarm, cellar,  
Bedroom on ground floor, double glazing,  
Automatic Watering, Atelier/ 2 garages,  
independent studio, Cheminée, terrain de  
petanques, Piscine à débordement  
chauffée

5 bedroom  
2 terraces  
2 bathrooms  
2 showers  
4 WC  
2 garage  
4 parkings  
1 cellar

**Energy class (old measure) : E**

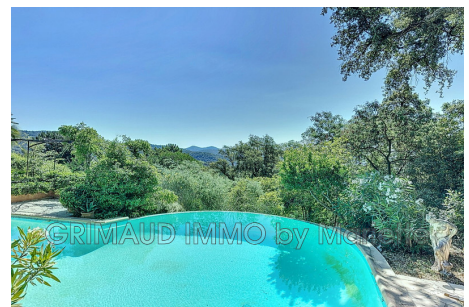
**Climate class : B**  
Document non contractuel  
26/10/2024 - Prix T.T.C



**Villa 983 La Garde-Freinet**

Property on 21000m<sup>2</sup> of land, quiet with open views of the Sainte Clément plain and a glimpse of the sea towards the Croix Valmer. The villa of approximately 210m<sup>2</sup> with car port and garages, heated salt pool, consisting of: entrance via patio where there is a barbecue, a large living room with fireplace and exposed beams, an equipped kitchen, two bedrooms sharing a bathroom. showers, separate toilet, a bedroom with its bathroom + toilet. Upstairs a master bedroom with shower room + toilet and beautiful roof terrace; An independent bedroom with shower room and Wc. Large workshop/garage. One of a kind.

**Fees and charges :**  
1 780 000 € fees included



GRIMAUD IMMO by Mariette - Place vieille/Angle rue des Meuniers - 83310 Grimaud

Tél: +33 (0)4 94 43 23 23 - grimaudimmo@gmail.com

Carte professionnelle n°CPI 8304 2019 000 041 585 délivré par le CCI de Var - RCS 851563163 Fréjus  
SIRET 85156316300019 - Garantie financière : Vallois, 110 000 € - Document non contractuel - \*prix F.A.I.