



# IMMO FRANCE SUD

€ 1 680 000

## Buying house

Surface : 300 m<sup>2</sup>

Surface of the land : 3866 m<sup>2</sup>

Exposition : Est

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : tiles

## Amenities :

pool, pool house, double glazing,

Laundry room

10 bedroom

5 terraces

4 bathrooms

5 showers

10 WC

1 garage

5 parkings

2 cellars

Energy class (dpe) : C

Emission of greenhouse gases (ges)

: C

## Legal information

1 680 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

10/01/2025 - Prix T.T.C



## House La Garde-Freinet

This beautifully renovated 300 m<sup>2</sup> property, currently operated as a thriving Bed & Breakfast, offers a unique opportunity for both investment and a pleasant lifestyle. With a total of 12 rooms, including 10 bedrooms with en-suite bath or shower rooms and four with kitchenettes, it offers ample space for guests. The main villa has a cosy living room with fireplace, a fully equipped kitchen, two additional bedrooms, a bathroom and a separate toilet. Next to that, three guest rooms and four equipped holiday cottages (Gîtes). The spacious grounds of 3,866 m<sup>2</sup> include a heatable swimming pool, a charming pool house and a pétanque (jeu de boules) court, perfect for relaxation and leisure. From here you also benefit from a lovely view. The property generates a solid income and still offers the potential for development or expansion, making it an attractive investment. A laundry room and storage room, five parking spaces, two cellars and a garage. Ideally located near the village of La Garde-Freinet, you and your guests can enjoy the tranquillity of the countryside whilst being only a 15-minute drive from the beaches of the Gulf of Saint-Tropez, combining the best of both worlds. This property is a must-see for anyone looking for a successful business opportunity or a beautiful place to live with additional income potential! Ref. : 947V31M - Mandat n°2025-50

