



# IMMO FRANCE SUD

€ 995 000

## Buying villa provençale

**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 :** tiles

**Amenities :**

pool, fireplace, double glazing

3 bedroom

2 terraces

2 bathrooms

2 parkings

**Energy class (dpe) :** D

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

### Legal information

995 000 €

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

16/09/2024 - Prix T.T.C



## Villa provençale 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> Ref. : 947V21M - Mandat n°2024-49

