



# IMMO FRANCE SUD

€ 2 000 000

## Buying house

Surface : 220 m<sup>2</sup>

Surface of the living : 75 m<sup>2</sup>

Surface of the land : 11557 m<sup>2</sup>

Year of construction : 1960-1970

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : Rénové

External condition : good

Couverture : tiles

## Amenities :

pool, fireplace, Automatic Watering,  
Laundry room, Automatic gate, calm

4 bedroom

2 terraces

3 bathrooms

3 WC

1 garage

4 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges)

: A

## Legal information

2 000 000 €

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)

04/04/2025 - Prix T.T.C



## House La Garde-Freinet

In a sought-after area of La Garde-Freinet, this lovely Provençal villa built in natural stone is situated in quiet surroundings, yet close to the village. The villa gives you a wonderful holiday feeling with a spacious open living room opening onto the terraces, via several French doors, and gives you a stunning view of the surrounding hills and the tennis court. The tennis court lighting is solar-powered, so it is possible to play in the evenings during the warm summer months. The swimming pool has salt water and is heatable. The renovations in the house are done in an authentic manner. The bathrooms are all new but done in the old Provençal style. The equipped kitchen is manufactured by hand and has a special lava counter top, blending in perfectly with the style of the house. Near the kitchen is another terrace equipped with a "breakfast" table and under the cane canopy, a large dining table for convivial lunches and dinners. Direct access to the pool with its sun terrace. The villa has 4 bedrooms, 3 bath or shower rooms and a laundry/storage room. One bedroom with a shower room en-suite is on the garden level, as well as the vast living room with a fireplace, a separate toilet, a totally equipped kitchen and a scullery/laundry room. On the entrance level there is a mezzanine looking down onto the living room and is now used as a music area. The property contains 1.16 HA of land, salt water pool, tennis court, air-conditioning, a garage, a carport for 2 cars, an electric gate, city water, a well and a

