



IMMO FRANCE SUD

€ 1 950 000

Buying villa

6 rooms

Surface : 275 m²

Surface of the land : 20000 m²

Year of construction : 2012

Exposition : Sud

View : Panoramique

Hot water : Electrique

Inner condition : excellent

External condition : Exceptionnel

Couverture : tiles

Amenities :

pool, fireplace, Bedroom on ground floor, double glazing, Automatic

Watering, Laundry room, Automatic gate, calm

5 bedroom

4 terraces

2 bathrooms

3 showers

8 WC

5 parkings

1 cellar

Energy class (dpe) : B

Emission of greenhouse gases (ges)

: A

Estimated annual energy between

1660 and 2280 € (reference year

2021)

Legal information Prix T.T.C

1 950 000 €



Villa La Garde-Freinet

A very beautiful contemporary villa in a quiet area near the village of La Garde-Freinet in the Gulf of Saint-Tropez with a superb view! This 275 m² property is built on 2 HA of land and has landscaped gardens and a 100 m² natural rock swimming pool with a waterfall. At the entrance level, the villa includes an entrance hall with a guest toilet, a large living room with exposed beams and opening onto beautiful terraces on each side, a fully equipped kitchen, an adjoining dining room and a master bedroom on the same floor with an en-suite bathroom, plus a fireplace, also opening onto the terrace. The garden level has four bedrooms with en-suite bathrooms or shower rooms, all opening onto the terraces. A laundry room and a large cellar which would be perfect for a wine cellar. A double car port and additional parking spaces for at least four cars. In the basement of the house (with an outside entrance) there is an additional 100 m² that can be converted. The natural rock pool is equipped with two filter systems. There is fibre connection to the internet. Underfloor heating throughout the house, Air conditioning, a Heat pump, Automatic shutters, Electric gate, Alarm, Automatic garden watering, BBQ area, a Well and a Spring. Total privacy, not overlooked, yet close to the village and twenty minutes from the beaches. Possibility of purchasing the inventory, you just need to bring your toothbrush, and you can move right in. The property will generate a comfortable income through seasonal rental, if desired. The guardian couple

