



# IMMO FRANCE SUD

Price on request

**Buying apartment**

**3 rooms**

**Surface : 73 m<sup>2</sup>**

**Surface of the living : 20 m<sup>2</sup>**

**Year of construction : 1992**

**Exposition : Sud**

**View : Bord de mer**

**Hot water : Individuelle**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Amenities :**

lift, gated, residential

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

**Energy class (dpe) : C**

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

**Estimated annual energy between 740 and 1040 € (reference year 2024)**

**Legal information**

580 000 € fees included

3,09% VAT of fees paid by the buyer (562 600 € without fees), well condominium, annual current expenses 1 500 € (125 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

17/02/2026 - Pfix T.T.C



## Apartment Fréjus

Just 35 minutes from Cannes and 50 minutes from Saint-Tropez along the Mediterranean coast, discover a rare find in the heart of the prestigious Port Fréjus. Located within a private and secure marina residence, enjoying a south-facing exposure, this elegant duplex occupies the 4th and top floor of the building. It offers a prime location with a spectacular panoramic view over the harbor square and the sea. From the moment you enter, the apartment impresses with its brightness and seamless connection to the outdoors. The living room, flooded with natural light through its large French doors, opens onto a spacious terrace with breathtaking views of the sea and the port. The kitchen perfectly complements the living area. The main level also includes a bedroom with direct access to the terrace, a bathroom, and separate toilets. On the upper floor, accessible via an internal staircase, a converted attic space houses an office and a large bedroom with built-in storage, creating a cozy and private atmosphere. This property is ideal as a secondary home or a top-tier seasonal rental investment, thanks to its sought-after location and vibrant surroundings featuring restaurants, beaches, and shops within walking distance. A private garage completes this offering. Available immediately. Ref. : 947V5A - Mandat n°2026-77

