



# 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).

02/05/2025 - Prix T.T.C



## House La Garde-Freinet

This beautifully renovated property represents an excellent investment opportunity, with an established B & B business already generating an attractive income. Comprising 6 bedrooms, each with its own private bathroom, and 4 additional studios equipped with kitchenettes, it is ideal for hosting tourists seeking comfort, elegance and independence. The main villa, with its living room, kitchen, 2 bedrooms, and a bathroom, offers a pleasant and functional space for the owners or for additional accommodation. The 3866 m<sup>2</sup> plot is well landscaped and features a swimming pool, a pool house, and a pétanque court, adding a touch of leisure and relaxation. Ideally located near the village of La Garde-Freinet, this property benefits from easy access to the beaches (just 15 minutes away), while being set in a peaceful and natural environment, perfect for attracting guests looking for tranquillity. There is significant potential for further development, whether to increase the accommodation capacity or diversify the services offered. There are 5 parking spaces and a garage. A visit is a must to fully appreciate this wonderful opportunity! Ref. : 947V31M - Mandat n°2025-50



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