



IMMO FRANCE SUD

€ 3 500 000

Buying house

Surface : 379 m²

Surface of the land : 20320 m²

Year of construction : 2016

Exposition : Sud

View : Panoramique

Inner condition : excellent

External condition : Exceptionnel

Couverture : tiles

Amenities :

pool, pool house, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, calm

5 bedroom

5 terraces

1 bathroom

6 showers

9 WC

2 garages

5 parkings

5 cellars

Energy class (dpe) : C

Emission of greenhouse gases (ges) : B

Estimated annual energy between 1552 and 2526 € (reference year 2020)

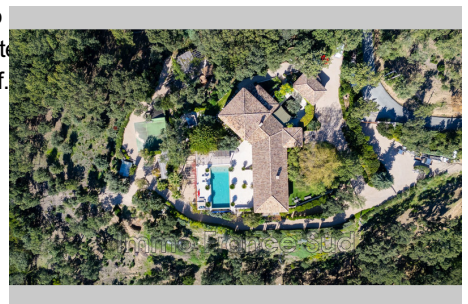
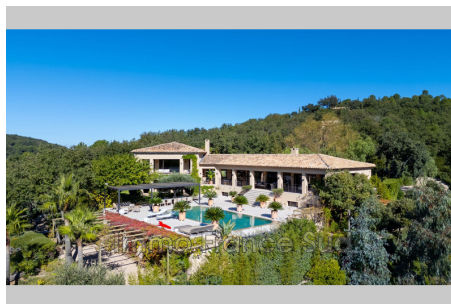
Legal information

3 500 000 € - Prix T.T.C.
Fees paid by the owner, no current procedure, information on the risks to which



House La Garde-Freinet

Nestled in one of the most sought-after areas of La Garde-Freinet, 5 minutes from the village center, this exceptional villa offers breathtaking panoramic views in the heart of the Gulf of Saint-Tropez. From the moment you arrive, an automatic gate opens to reveal a stunning landscape. The entrance hall leads to the living area with a fireplace, seamlessly flowing into the dining space and a state-of-the-art Gaggenau kitchen, complete with a steam oven and back kitchen. This level opens directly onto a sun-soaked terrace, a private office, and a shower room with WC. A second covered terrace, equipped with outdoor heaters, ensures year-round comfort. Adjacent, the summer kitchen—with its stone barbecue, Teppanyaki grill, and large dining table—provides the perfect setting for outdoor entertaining. The heated mirrored pool (13 x 6 m), surrounded by spacious terraces, integrated lighting, and elegant potted plants, invites ultimate relaxation. The villa comprises five en-suite bedrooms, including a luxurious master suite with a full bathroom. Additional features include two laundry rooms, a gym, a fully automated home cinema, and a spectacular 130 m² wine cellar bathed in natural light. On the garden level, a 75 m² independent apartment offers a private living space with its own kitchen, living/dining room, bedroom, and bathroom - ideal for guests or staff. Furthermore, a greenhouse, a half tennis court, a pizza oven, a 2nd barbecue area, and multiple alfresco dining spaces, a Japanese pond with Koi fish, as well as a



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Document non contractuel - Barème de prix disponible sur notre site internet