



IMMO FRANCE SUD

€ 2 200 000

Buying house

Surface : 254 m²

Surface of the land : 49910 m²

Exposition : Ouest

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Amenities :

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

5 bedroom

3 terraces

3 bathrooms

2 showers

1 garage

5 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Estimated annual energy between 3550 and 4880 € (reference year 2021)

Legal information

2 200 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House La Garde-Freinet

This charming country property spans nearly 5 hectares of land, mainly consisting of an oak forest crossed by a stream, as well as vineyards. Ancient olive trees, palm trees, and a variety of Mediterranean vegetation adorn this peaceful haven, nestled in the heart of nature, in a sought-after area of this picturesque village. The authentic property includes a main stone-clad house, a studio, a guest house, and 2 sheds, along with a pool, garage, and carport. The main building has been renovated to preserve its old-world charm while offering modern comforts. It is laid out as follows: a living room with a fireplace, a large Provençal kitchen with a dining area, both opening onto a spacious partially covered terrace with a lovely open view of the vineyard and the hills. A closed veranda offers additional living space, an office, 3 bedrooms with French windows and outdoor access, including a master suite with an en-suite shower room, a dressing room, and 2 bedrooms sharing a shower room. On the lower level, you'll find a bedroom with a kitchenette and a separate shower room and toilet with double access from the house or the outside, a laundry room, a wine cellar, a boiler room, and a workshop/garage. The guest house features a typical kitchen/dining area opening onto a balcony with stunning views, a living room with a fireplace and a mezzanine that can be used as an additional bedroom, a shower room, and a bedroom with an en-suite shower room. Outside, the swimming pool, a boules court, several parking spaces, a



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