



# IMMO FRANCE SUD

€ 1 479 000

## Buying villa

Surface : 200 m<sup>2</sup>

Surface of the land : 2500 m<sup>2</sup>

Year of construction : 1993

Exposition : Sud ouest

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : Exceptionnel

Couverture : tiles

## Amenities :

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

5 bedroom

3 terraces

4 showers

4 WC

2 garages

4 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Estimated annual energy between 1730 and 2390 € (reference year 2025)

## Legal information

1 479 000 €

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).



## Villa La Garde-Freinet

A charming neo-Provençal-style property, combining timeless elegance and serene comfort. Located just 900 meters from the heart of the village, this exceptional residence embodies a perfect harmony between Provençal character and contemporary luxury. Nestled in a landscaped garden, the property features a heatable swimming pool and an outdoor spa, ideal for relaxing. The interior has been completely renovated with great attention to detail, showcasing refined decor that enhances the peaceful and warm atmosphere. The main residence comprises four elegant bedrooms, three contemporary bathrooms, and three toilets. A stylish open-plan kitchen with a central island and a welcoming dining room with an insert fireplace are featured. The kitchen flows seamlessly into the living room, and one of the bedrooms opens directly onto the sunny terrace and pool area. Upstairs, a fourth bedroom with an en suite shower room offers access to a panoramic terrace offering magnificent views of the surrounding hills, garden, and sparkling pool. A separate guest house completes the property and includes a bright living room with a fully equipped open kitchen, a shower room with toilet, a generous mezzanine with two beds and two private terraces available to guests. Outdoor amenities include a covered dining terrace, poolside loungers, a garden shed for storage, an entrance gate, outdoor parking for four vehicles, a garage for two small cars, and plenty of storage space. With the village within walking or

