



# IMMO FRANCE SUD

€ 860 000

## Buying house

**Surface :** 210 m<sup>2</sup>

**Year of construction :** Approx. 1900

**Exposition :** Sud

**View :** Collines, piscine, village

**Hot water :** Electrique

**Inner condition :** good

**External condition :** good

**Couverture :** tiles

## Amenities :

pool, fireplace, Laundry room, calm

6 bedroom

2 terraces

2 bathrooms

3 showers

6 WC

**Energy class (dpe) :** B

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

**Estimated annual energy between 1363 and 1843 € (reference year 2022)**

## Legal information

860 000 €

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).



## House La Garde-Freinet

This is a truly charming and spacious Provençal village home with a lot of character and modern amenities! It's an ideal mix of traditional style and contemporary comfort, making it not only an excellent family home but also a great investment for rental potential and located in the Gulf of Saint-Tropez. Here's a concise description: Nestled in the heart of the charming village of La Garde-Freinet, this beautifully renovated 6-bedroom, 5-bathroom home with a pool, offers the perfect blend of Provençal charm and modern living. Featuring terracotta floors, solid wood cabinetry, and an original staircase spanning three levels, this property exudes timeless appeal. Key Features: Spacious Living: Open-plan living and dining area with a beautiful fireplace, seamlessly connecting to a well-equipped kitchen with a central cooking island. Outdoor Oasis: Private courtyard garden with a terrace, swimming pool (with electric cover), and plenty of space for outdoor dining and entertaining. Prime Location: Just minutes from the village center, offering easy access to local restaurants, shops, art galleries, and more. Only 20 minutes to the beaches of the Gulf of Saint-Tropez. Versatile Layout: Ground floor: Entrance hall and guest toilet, living/dining area, kitchen, and access to the garden. First floor: Two spacious double bedrooms, two bathrooms (one en-suite). Second floor: Two double bedrooms, one single bedroom, and a large bathroom. Top floor: Master suite with inbuilt wardrobes, Provençal skylights, en-suite bathroom, laundry, and storeroom (potential for a terrace). Additional amenities: Air-conditioning throughout, a swimming pool plus a large communal swimming pool nearby, and ample parking available in the village (no fees). Investment potential: The property offers a great rental potential. This house is ideal as a fu...



# IMMO FRANCE SUD

€ 860 000

**Buying house**

**Surface :** 210 m<sup>2</sup>

**Year of construction :** Approx.  
1900

**Exposition :** Sud

**View :** Collines, piscine, village

**Hot water :** Electrique

**Inner condition :** good

**External condition :** good

**Couverture :** tiles

**Amenities :**

pool, fireplace, Laundry room, calm

6 bedroom

2 terraces

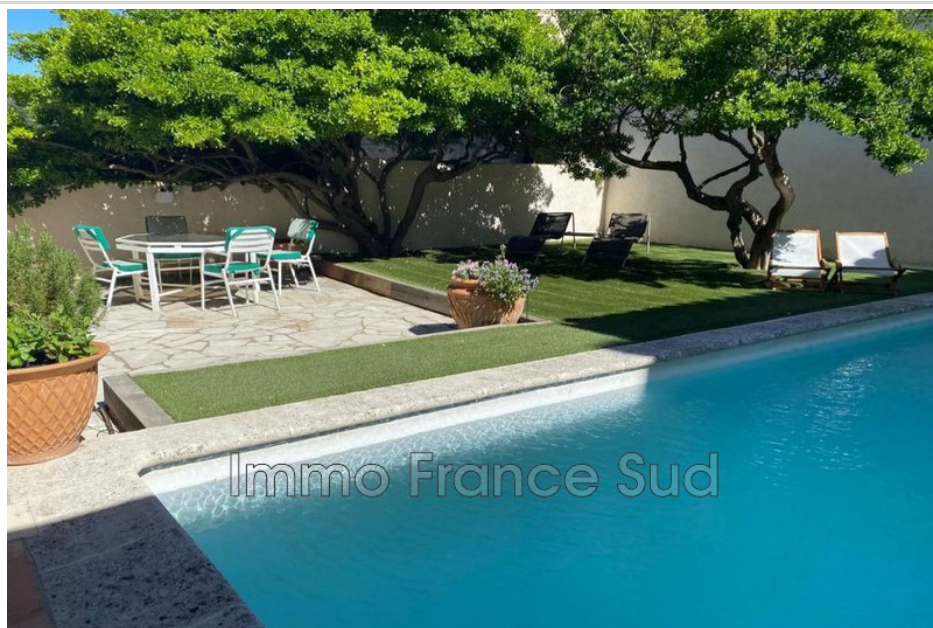
2 bathrooms

3 showers

6 WC

**Energy class (dpe) :** C

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



## House La Garde-Freinet

...ll-time family home, holiday getaway, or as a profitable rental property in one of the most sought-after regions of Provence.

**Legal information**

860 000 €

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).

Ref. : 947V32M

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

