



# IMMO FRANCE SUD

Price on request

**Buying b & b**

**12 rooms**

**Surface : 320 m<sup>2</sup>**

**Surface of the land : 3300 m<sup>2</sup>**

**Year of construction : 2013-2021**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : roof tiles**

**Amenities :**

pool, pool house, fireplace, bedroom on the ground floor, double pane windows, automatic garden watering, laundry room, automatic gate, quiet

7 bedroom

6 terraces

2 bathrooms

4 showers

1 garage

8 parkings

1 cellar

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

## Legal information

1 690 000 €

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



## B & b La Garde-Freinet

Nestled in a peaceful, lush setting, this modern property captivates with its open views and sophisticated ambiance. Built on a large landscaped plot of over 3,200 m<sup>2</sup>, it stands out for its generous space, abundant natural light, and quality finishes. The main villa features an entrance hall, a spacious, light-filled living room with a fully equipped open kitchen and pantry, along with a master suite including a walk-in closet and private bathroom. Direct access leads to the garage and laundry room, providing both comfort and practicality. Upstairs, three bedrooms, one with a terrace and a lovely view, two lovely shower rooms, an office, and a separate toilet complete the sleeping area. Additionally, the property includes a separate building comprising three duplex one-bedroom apartments, each with its own living room, kitchen, mezzanine bedroom, shower room, and private terrace. A rare asset, perfect for independent guests or for developing a high-end rental project. The outdoor spaces are thoughtfully designed, featuring a swimming pool, expansive terraces with a fully equipped summer kitchen, and tranquil relaxation areas set in a natural environment near the vineyards. Ample parking and a pétanque court complete the grounds. A truly rare property, combining contemporary elegance, modern comfort, and very attractive rental income potential. This income could cover the cost and repayment of a mortgage linked to the purchase of the property. Ref. : 947V52M - Mandat n°2025-71

