

## Price on request

### Contact agency

**GRIMAUD IMMO by Mariette**

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### For sale villa

6 rooms

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

Surface of the land : 21147 m<sup>2</sup>

Year of construction : 2006

Exposition : Sud est

View : dégagée

Hot water : Electrique

Inner condition : GOOD

External condition : excellent

Couverture : tiling

### Features :

Automatic gate, fireplace, double glazing, recharge voiture électrique, POOL,

Laundry room, CELLAR, Forage 2, AIR CONDITIONING, Alarme et fibre

4 bedroom

3 terraces

2 bathrooms

2 showers

5 WC

1 garage

6 parkings

1 cellar

Document non contractuel

Energy class (dpe) : D

15/01/2026 - Prix T.T.C

Emission of greenhouse gases (ges) : A



## villa 1234 La Garde-Freinet

Nestled in a privileged setting, this beautiful property offers exceptional panoramic views and sits on 2.1 hectares of land, providing peace, space, and privacy. The house opens onto an entrance hall leading to a bright living room with a fireplace, which opens onto a pleasant covered terrace. It also includes a dining room, a fully equipped open kitchen, and a pantry. On the ground floor, two comfortable bedrooms each have their own private bathroom. Upstairs, two more spacious bedrooms, also with bathrooms, complete the sleeping area. The outdoors feature a swimming pool, a double garage, a storage shed, and a pétanque court, all perfectly integrated into the landscape. High-quality finishes, generous spaces, and a sought-after natural setting. A rare property, ideal for a primary or secondary residence.

### Fees and charges :

