

Carine Thoniel
IMMOBILIER

LA GARDE-FREINET

CHARMING HOUSE WITH SWIMMING POOL AND GARAGE FOR SALE IN LA GARDE FREINET

770 000 €

Ref. CO4081



Description

In the heart of the charming village of La Garde-Freinet, discover this spacious character property offering approximately 280 m² of living space (350 m² in total), featuring generous rooms, a swimming pool, several terraces and a large garage.
The house is centred around a beautiful living area comprising a lounge with a wood-burning stove, a dining room and a fully fitted open-plan kitchen. This welcoming space opens directly onto a pleasant terrace with a pergola and a 9 x 4-metre swimming pool.
Spread over several levels, the house offers a total of five bedrooms as well as several shower rooms and bathrooms, allowing it to comfortably accommodate family and guests.
A separate flat of approximately 45 m² is a real asset, ideal for entertaining, accommodating a relative or developing a rental business.
Particularly rare in the heart of the village, a large 66 m² garage completes the property, featuring an utility room and storage areas.
The upper floors enjoy beautiful, unobstructed views over the surrounding hills and the village rooftops. Shops, restaurants and the market are within walking distance, offering the comfort of village life with all amenities close by.

Key Features

- City : La Garde-Freinet
- Living area : 283 m²
- Exposition : East West South
- View : Unobstructed - Countryside - Village
- Levels : 3
- Rooms : 8
- Built in 2010
- Property tax : 2 659 €
- Price: 770 000 €

Energy consumption
Energy rating 106 kWhEP / m².an (B) - Climate class 3 kg CO2 / m².an (A)
Estimated annual energy costs for standard use, based on 2023 energy prices: 2413 € ~ 3265 €
Information on the risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr/

Commission: 36 667 € - Price excluded fees: 733 333 € - Fees 5,00 % TTC charged to the purchaser
You can consult our fee schedule on our website or by clicking on the link opposite

Benefits

- Air-conditioning
- Swimming pool
- Whirlpool tub
- Heating : Air-conditioning, Heat pump
- Sanitation : Main drainage





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