



*Thoniel Immobilier*



*Carine Thoniel*  
IMMOBILIER

## LA GARDE-FREINET

FOR SALE IN LA GARDE FREINET : 190 M<sup>2</sup>  
VILLAGE HOUSE WITH GARAGE AND SELF  
CONTAINED STUDIO FLAT

595 000 €

Ref. ME4006



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## Description

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In the heart of the picturesque village of La Garde-Freinet, this recently renovated, spacious house of approximately 190 m<sup>2</sup> has retained all the charm of Provençal homes: a stone façade, beautiful staircases and vaulted rooms, creating a warm and characterful atmosphere.

It offers bright and welcoming living spaces: a fitted kitchen opening onto the living room with a wood-burning stove, a dining room in a vaulted room, and a second large living room with a fireplace opening onto a sunny terrace.

The house comprises 4 bedrooms, one of which has a French terrace offering a pleasant view of the village, as well as 3 bathrooms or shower rooms with WCs.

A garage and a separate studio in need of renovation, featuring a kitchenette and shower room, offer the potential to create a versatile space or generate additional rental income.

Ideally situated, just a stone's throw from shops, restaurants and the summer festivities, this property ensures you can fully enjoy the unique atmosphere of a Provençal village. For sale through Carine Thoniel estate agents.

## Key Features

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- City : La Garde-Freinet
- Living area : 190 m<sup>2</sup>
- Exposition : Northeast Southeast
- View : Unobstructed - Village
- Levels : 3
- Rooms : 6
- Property tax : 1 226 €
- Price: 595 000 €

Energy consumption

Energy rating 154.5 kWhEP / m<sup>2</sup>.an (C) - Climate class 4.59 kg CO<sub>2</sub> / m<sup>2</sup>.an (A)

Estimated annual energy costs for standard use, based on 2021 energy prices: 2317 € ~ 3135 €

Information on the risks to which this property is exposed is available on the Géorisques website: <https://www.georisques.gouv.fr/>

Fees charged to the seller

[You can consult our fee schedule on our website or by clicking on the link opposite](#)

## Benefits

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- Air-conditioning
- Fireplace
- Double glazing
- Heating : Convector, Electric
- Sanitation : Main drainage



Grimaud  
Golfe de Saint-Tropez





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