

Carine Thoniel
IMMOBILIER

LA GARDE-FREINET

FOR SALE IN LA GARDE FREINET : 190 M^2
VILLAGE HOUSE WITH GARAGE AND SELF CONTAINED STUDIO FLAT

525 000 €

Ref. ME4006



Description

In the heart of the picturesque village of La Garde-Freinet, this recently renovated, spacious house of approximately 190 m² 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

- City : La Garde-Freinet
- Living area : 190 m²
- Exposition : Northeast Southeast
- View : Unobstructed - Village
- Levels : 3
- Rooms : 6
- Property tax : 1 226 €
- Price: 525 000 €

Energy consumption
Energy rating 154.5 kWhEP / m².an (C) - Climate class 4.59 kg CO2 / m².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

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

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