



LA GARDE-FREINET

FOR SALE CONTEMPORARY VILLA IN THE
COUNTRYSIDE OF LA GARDE FREINET

2 420 000 €

Ref. AM3196



Description

Carine Thoniel Immobilier agency offers you for sale a recent villa of 250 m² on a beautiful landscaped plot of 2500 m² located in La Garde Freinet very close to the village.

Built in 2020, it faces south-west and comprises :

a first level with a fitted kitchen, a large living room opening onto a terrace, a shower room/wc and a utility room. The second level has 3 en suite bedrooms. Plus an independent annex comprising a gym, a garage and a 4th bedroom with shower room/wc. Heated swimming pool, jacuzzi and petanque area. Top-of-the-range fixtures and fittings and lovely uninterrupted views of the surrounding countryside.

Key Features

- City : La Garde-Freinet
- Living area : 250 m²
- Land area : 2 500 m²
- Exposition : Southwest
- View : Unobstructed - Countryside - Garden
- Levels : 2
- Rooms : 5
- Built in 2020
- Property tax : 1 487 €
- Price: 2 420 000 €

Energy consumption

Energy rating 36 kWhEP / m².an (A) - Climate class 1 kg CO₂ / m².an (A)

Estimated annual energy costs for standard use, based on 2023 energy prices: 660 € ~ 940 €

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

- Jacuzzi
- Swimming pool
- Air-conditioning
- Bowling green
- Heating : Air-conditioning, Heat pump
- Sanitation : Septic tank







Thoniel Immobilier

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