



Carine Thoniel
IMMOBILIER

LA GARDE-FREINET

EXCEPTIONAL VILLA FOR SALE IN LA
GARDE-FREINET – PANORAMIC SEA VIEW

1 900 000 €

Ref. BA4030



Description

Listed for sale by Carine Thoniel Immobilier, this rare property enjoys a prime location just 5 minutes from the village of La Garde-Freinet.

Overlooking the surrounding area, it offers a spectacular, unobstructed views of the hills, mountains, and sea.

Built on approximately 1.47 hectares of terraced land, the villa underwent a complete renovation in 2020 using high-end materials and finishes. It offers nearly 300 m² of generously sized and perfectly laid-out living space.

The main level features a spacious, light-filled living room, a dining room, a fully equipped kitchen with a pantry, as well as a sumptuous master suite with a fireplace, bathroom, walk-in closet, office, and TV lounge.

On the garden level, three additional en-suite bedrooms complete the layout, along with a wellness area featuring a sauna.

Outside, a heated pool and a large covered terrace with a summer dining area invite you to fully enjoy the exceptional setting.

A unique property combining elegance, comfort, and exceptional views.

Key Features

- City : La Garde-Freinet
- Living area : 270 m²
- Land area : 14 716 m²
- Exposition : East
- View : Panoramic - Sea - Hills - Countryside
- Levels : 2
- Built in 1992
- Renovation : 2020
- Property tax : 2 038 €
- Price: 1 900 000 €

Energy consumption

Energy rating 165.4 kWhEP / m².an (C) - Climate class 6.1 kg CO₂ / m².an (B)

Estimated annual energy costs for standard use, based on 2021 energy prices: 3460 € ~ 4690 €

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](#)



Grimaud
Golfe de Saint-Tropez

Benefits

- Air-conditioning
- Well drilling
- Fireplace
- Swimming pool
- Sauna
- Double glazing
- Sanitation : Septic tank




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