



Carine Thoniel
IMMOBILIER

LA GARDE-FREINET

VILLA WITH STUNNING VIEWS FOR SALE IN LA
GARDE FREINET

1 640 000 €

Ref. DE4075



Description

Nestled in an elevated position, this property enjoys magnificent panoramic views over the surrounding hills all the way to the sea. It sits on 9,480 m² of enclosed land, in a peaceful, unspoilt setting, yet close to the village of La Garde Freinet.

Completely renovated in 2012, the 230 m² house is in excellent condition and is ready to move into, with no further work required.

It comprises an entrance hall, a fitted and equipped open-plan kitchen opening onto a spacious living room with a fireplace. This bright living area opens onto a large terrace, allowing you to fully enjoy the panoramic views.

The ground floor also comprises two bedrooms, a bathroom with WC, and a utility room. Upstairs is a third bedroom, with a private terrace, a bathroom and a WC.

Finally, the property benefits from a separate annexe, ideal for hosting family and guests in complete privacy. It comprises a bedroom with a shower room and WC.

The outdoor areas offer excellent amenities, including a swimming pool with its own equipment room, a large outdoor parking area and a carport capable of accommodating up to four vehicles. The property also features solar panels, air conditioning and a home automation system.

A practical property, in perfect condition, offering comfort, tranquillity and a remarkable elevated location – available to view at Carine Thoniel Immobilier.

Key Features

- City : La Garde-Freinet
- Living area : 230 m²
- Land area : 9 480 m²
- Exposition : South
- View : Panoramic - Sea - Hills
- Levels : 2
- Rooms : 4
- Built in 1977
- Renovation : 2012
- Property tax : 2 846 €
- Price: 1 640 000 €

Energy consumption

Energy rating 168 kWhEP / m².an (C) - Climate class 6 kg CO₂ / m².an (A)

Estimated annual energy costs for standard use, based on 2026 energy prices: 3020 € ~ 4090 €

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



Grimaud
Golfe de Saint-Tropez

Benefits

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- Car port
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- Swimming pool
- Heating : Convector, Solar
- Sanitation : Septic tank







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