



Carine Thoniel  
IMMOBILIER

LA GARDE-FREINET

CHARMING COUNTRY HOUSE FOR SALE IN LA  
GARDE FREINET

1 450 000 €

Ref. MU4022



## Description

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Located in a peaceful setting, surrounded by nature, on a beautiful 1,2-hectare plot of undulating, wooded land, this 183 m<sup>2</sup> single-storey house enjoys lovely unobstructed views of the hills. Full of charm, it comprises a large entrance hall, a kitchen opening onto the dining room, a double living room with fireplace, 4 bedrooms, 3 bathrooms/shower rooms and toilets. Swimming pool and numerous outbuildings: workshop, cellar, garden shed and large carport. For sale at our agency Carine Thoniel Immobilier

## Key Features

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- City : La Garde-Freinet
- Living area : 183 m<sup>2</sup>
- Land area : 12 272 m<sup>2</sup>
- Exposition : Southeast
- View : Unobstructed - Countryside
- Floor : Single-storey
- Levels : 1
- Rooms : 6
- Built in 1969
- Property tax : 2 483 €
- Price: 1 450 000 €

### Energy consumption

Energy rating 235 kWhEP / m<sup>2</sup>.an (D) - Climate class 51 kg CO<sub>2</sub> / m<sup>2</sup>.an (E)

Estimated annual energy costs for standard use, based on 2021 energy prices: 4450 € ~ 6140 €

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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- Fireplace
- Car port
- Swimming pool
- Heating : Fuel oil
- Sanitation : Septic tank



  
*Carine Thoniel*  
IMMOBILIER

Grimaud  
Golfe de Saint-Tropez





Marion Thoniel

[marion@thoniel-immobilier.com](mailto:marion@thoniel-immobilier.com)

+33 (0)6 09 60 52 48

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Carine Thoniel Immobilier

+33 (0)4 94 55 21 84

[www.thoniel-immobilier.com](http://www.thoniel-immobilier.com)

Boulevard des Aliziers - 83310 Grimaud



Grimaud  
Golfe de Saint-Tropez