



Carine Thoniel
IMMOBILIER

LA GARDE-FREINET

EXCEPTIONALLY CHARMING OLD PROPERTY AT
LA GARDE-FREINET

1 950 000 €

Ref. PO3148



Description

2.5 km from the village of La Garde-Freinet, in grounds of over 10 hectares, an old property of exceptional charm, with ancient terraces, superb trees, pond and spring.

The house, dating from the 18th century, is set in absolute peace and quiet in the heart of unspoilt countryside. Covering around 230 m², it comprises a very large living room with fireplace, a kitchen with large vaulted cellar, a small sitting room with fireplace, 4 bedrooms, a bathroom and a shower room. A laundry room, a separate toilet and an attic complete the property, as well as an old stable adjoining the house that could be converted.

The property also includes an annex house of approx. 100 m² with a swimming pool and superb views.

There is also a large garage at the entrance to the property.

Key Features

- City : La Garde-Freinet
- Living area : 330 m²
- Land area : 104 588 m²
- Exposition : South
- View : Panoramic - Countryside
- Levels : 4
- Rooms : 6
- Built in 1700
- Property tax : 3 291 €
- Price: 1 950 000 €

Energy consumption

Energy rating 118 kWhEP / m².an (C) - Classe climat 30 kg CO₂ / m².an (C)

Estimated annual energy costs for standard use, based on 2021 energy prices: 3268 € ~ 4422 €

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

[Vous pouvez consulter notre barème d'honoraires sur notre site internet ou en cliquant sur le lien ci contre](#)

Benefits

- Fireplace
- Heating : Gas
- Sanitation : Septic tank



Grimaud
Golfe de Saint-Tropez







Marion Thoniel

marion@thoniel-immobilier.com

+33 (0)6 09 60 52 48

Carine Thoniel Immobilier

+33 (0)4 94 55 21 84

www.thoniel-immobilier.com

Boulevard des Aliziers - 83310 Grimaud



Grimaud
Golfe de Saint-Tropez