



Carine Thoniel
IMMOBILIER

LA GARDE-FREINET

CHARMING PROPERTY IN THE COUNTRYSIDE

1 700 000 €

Ref. SC3159



Description

Situated between the villages of Grimaud and La Garde Freinet, on a plot of over 2 hectares, property with swimming pool in the middle of nature with a beautiful view of the surrounding countryside.

The 186 m2 bungalow house features a fully-equipped kitchen, living/dining room with fireplace, 4 bedrooms and 3 bathrooms. It features a patio with a pleasant covered terrace, summer dining room and relaxation area. Cellar, boiler room in basement and independent bedroom in annex.

Key Features

- City : La Garde-Freinet
- Living area : 186 m²
- Land area : 21 155 m²
- Exposition : South
- View : Unobstructed - Hills - Countryside
- Floor : Single-storey
- Rooms : 5
- Built in 1980
- Property tax : 4 000 €
- Price: 1 700 000 €

Energy consumption

Energy rating 204 kWhEP / m².an (D) - Classe climat 37 kg CO₂ / m².an (D)

Estimated annual energy costs for standard use, based on 2021 energy prices: 3510 € ~ 4830 €

Information on the risks to which this property is exposed is available on the Géorisques website: <https://www.georisques.gouv.fr/>

Commission: 96 226 € - Price excluded fees: 1 603 774 € - Fees 6,00 % TTC charged to the purchaser

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

Benefits

- Air-conditioning
- Fireplace
- Swimming pool
- Heating : Gas
- Sanitation : Septic tank







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Grimaud
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