



Carine Thoniel
IMMOBILIER

LA GARDE-FREINET

COUNTRY HOUSE AND OUTBUILDINGS WITH
SWIMMING POOL IN LA GARDE FREINET

885 000 €

Ref. WO1840



Description

Situated on almost 7,500 m² of land, approx. 1.5 km from the village, old house of 135 m² with ponds and adjoining artist's studio. It features: a kitchen, a living room with fireplace, a dining room, 2 large bedrooms, 2 bathrooms and a shower room. An independent guest house of 25 m² comprising a kitchen, living room with fireplace, bedroom and shower room completes the property. 9 x 3.5 m swimming pool and carport.

Key Features

- City : La Garde-Freinet
- Living area : 160 m²
- Land area : 7 439 m²
- Exposition : Southwest
- Levels : 2
- Rooms : 6
- Property tax : 2 979 €
- Price: 885 000 €

Energy consumption

Energy rating 320 kWhEP / m².an (E) - Classe climat 65 kg CO₂ / m².an (E)

Estimated annual energy costs for standard use, based on 2021 energy prices: 2630 € ~ 3620 €

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

Commission: 50 094 € - Price excluded fees: 834 906 € - 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

- Swimming pool
- Car port
- Well drilling
- Heating : Stove, Fuel oil
- Sanitation : Septic tank







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