

1 290 000 €

**Buying villa**

**5 rooms**

**Surface : 162 m<sup>2</sup>**

**Surface of the land : 10000 m<sup>2</sup>**

**Year of construction : 2004**

**Exposition : Sud**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : good**

**External condition : Exceptionnel**

**Couverture : tiles**

**Amenities :**

Piscine hors-sol, wood stove, Bedroom on ground floor, double glazing, Buanderie, calm

4 bedroom

2 terraces

3 bathrooms

1 parking

**Legal information**

1 290 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



### Villa 012 La Garde-Freinet

We can call this place: PARADISE! We invite you to discover this magnificent property located in La Garde Freinet, only 15 minutes from Vidauban and Le Luc en Provence. Nestled in the heart of the vineyards, this house offers an exceptional living environment, in absolute tranquillity. A true paradise for those seeking to recharge and enjoy the peace and quiet. This spacious 162m<sup>2</sup> house includes, on the garden level, an entrance, a large living room equipped with a wood stove, offering a breathtaking view of the vineyards thanks to its large windows and beautiful high ceilings. The fully equipped kitchen is complemented by a practical pantry. On the same level, you will find a bedroom with a mezzanine and its own bathroom, and a large master bedroom with its own bath/shower room and a large walk-in closet. Upstairs there is an independent bathroom, 2 bedrooms each with a walk-in closet and a reading nook. The layout of this house is ideal...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 930 and 1340 € (reference year 2021)  
Document non contractuel - 18/10/2024



Estate & Law - Properties - 38 Av. du Croiseur Léger le Malin - 83120 Sainte Maxime

Tél: 06 81 31 85 06 - [info@estatelaw-properties.com](mailto:info@estatelaw-properties.com)