

2 400 000 €

**Villa for sale**

**7 rooms**

**Surface : 247 m<sup>2</sup>**

**Surface of the living space : 40 m<sup>2</sup>**

**Surface of the land : 12500 m<sup>2</sup>**

**Year of construction : 2009**

**Exposure : Sud**

**View : Panoramique**

**Hot water : Electrique**

**Indoor condition : excellent**

**Outdoor condition : good**

**Cover : tiles**

**Benefits :**

Garage, garden, fireplace, heated pool,  
Bedroom on ground floor, Terrasse côté  
mer, Cuisine exterieure

4 bedroom

4 terraces

4 bathrooms

1 garage

8 parkings

1 cellar

**Energy class (old measure) : C**

**Climate class : A**

Document non contractuel

10/08/2022 - Prix T.T.C



## Villa La Garde-Freinet ref. 694V759M - mandat n°Med241

### LA GARDE FREINET | SAINT CLEMENT | ELEGANT VILLA WITH MAGNIFICENT OPEN VIEWS OF THE VALLEY

Very beautiful "bastide" of +/- 247 m<sup>2</sup> and 4 bedrooms, on a beautiful plot of 12,500 m<sup>2</sup> with heated pool and landscaped garden.

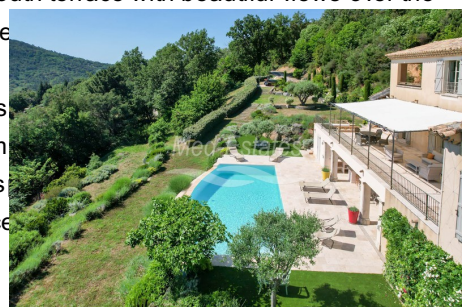
The villa (2009) was built with high quality materials and offers lovely spaces. The bastide is located in one of the most exclusive and protected regions of La Garde Freinet, in the Saint Clément area - a very quiet area with chestnut forests, vineyards, unspoilt nature. The villa offers beautiful open views.

You can reach the centre of the beautiful village of La Garde Freinet in 5 minute.

The historic village of Grimaud is only 15 minutes by car - and the beaches and the "BUZZ" of St.Tropez are a +/- 25 min drive. Very good connection to the motorway Nice - Aix - Toulon.

#### The villa

Entrance hall with nice view; right wing with a pleasant, large living room with fireplace and dining room; access to the south terrace with beautiful views over the



Beautiful infinity pool, heated; pool house and dressing room.

Large garage and parking for several cars;

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*Quiet and preserved environment. Very elegant, perfectly maintained villa on a large plot.*

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*Exceptional opportunity.*

Fees and charges :  
2 400 000 € fees included