

Appartement Fréjus 106 m<sup>2</sup>

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PRIX DE VENTE : 415 000 €

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## DESCRIPTION

Serene living environment for this bourgeois and crossing duplex of 106 m<sup>2</sup>, 5 rooms, within the historic center of Fréjus.

Bright living spaces and a warm layout, around a clever mix of authenticity and touches of antique aesthetics. Exposed beams and high ceilings, on two levels, ensuring a sense of dimension.

1st landing, spacious living room and dining area around a large fireplace and a superb designer kitchen. Two bedrooms, a bathroom, and a toilet complete this level.

Cozy atmosphere enhanced by a spacious mezzanine overlooking the 1st level. A space with several skylights welcomes a third bedroom and a second bright living room. With a focus on layout, this area can be redesigned with an additional bathroom/toilet.

A closed garage, 17 m<sup>2</sup>, easily accessible, completes the set.

Note: the facade has recently been refreshed.

The apartment is located in a privileged location on a pedestrian zone, quiet, close to amenities, and many parking spaces.

All around, there is a cultural and artistic hub that coexists with 2000 years of heritage: music school, media library, artisans of arts and crafts, Château Aurélien castle, Roman amphitheater and theater, archaeological museum, cathedral and Franciscan cloister, as well as essential remnants of Roman times.

An ideally located apartment, where "elegance and charm" coexist in a refined atmosphere.

Vanessa SOARES - Williams AUREILLE

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## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	106.0 m <sup>2</sup>	Taxe foncière :	€257.00
NB de pièces :	5 rooms	NB de chambres :	3 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 129





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