COLDWELL BANKER
EUROPA REALTY

House Fréjus 250 m²



SALE PRICE : 1 490 000 €

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DESCRIPTION

Discover this magnificent architect-designed villa, built with high-quality materials and a roof structure crafted by skilled craftsmen. Situated on high ground, it offers exceptional views of the sea, the town and the Estérel mountains, and enjoys a perfectly peaceful location with no overlooking properties.

The villa, with a living area of 250m² on a total area of approximately 350m², comprises:

* High-end kitchen with mirrored splashback allowing you to enjoy the sea view even while cooking! Opening onto a large, bright living room with underfloor heating, fireplace and direct access to a large terrace with spectacular sea views.

* 1 master suite with dressing room, shower room and bath, study,

*3 guest bedrooms, including:

- one suite with shower and washbasin
- two other bedrooms sharing a bathroom

* Leisure and relaxation area: swimming pool, garden, summer bar, porch, games room, wine cellar and a room entirely dedicated to relaxation with jacuzzi, sauna and hammam.

* Fully tiled garage with space for 4 cars and a technical room of approximately 20m² housing all the swimming pool systems

* Completely independent apartment: high-end kitchen, living/dining room, one en-suite bedroom and private terrace offering beautiful sea views

* Comfort and modernity: central vacuum system, video surveillance system, parking for 4 additional vehicles

Just a 10-minute walk from the sea and close to a lively Provençal market every Friday, this villa combines tranquillity, light and luxury in an exceptional setting where you can enjoy Mediterranean life to the full.

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FEATURES

Property type:	House	Area:	250.0 m²	Property tax:	€4.00
Number of rooms:	7 rooms	Number of bedrooms:	4 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 93

Greenhouse gas emissions (GHG) index: A 2

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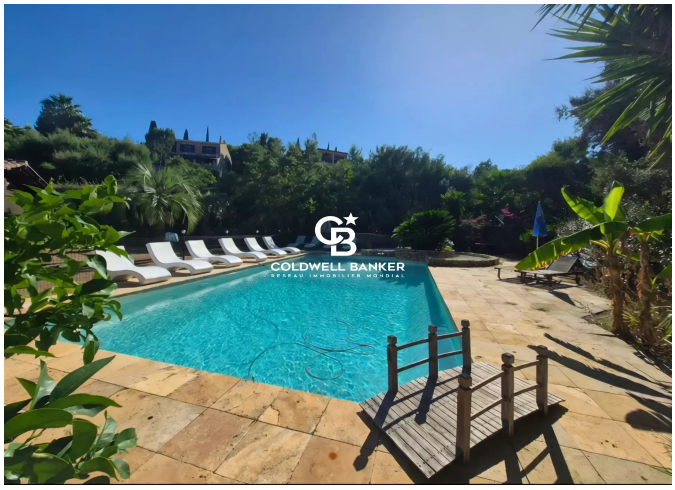









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