COLDWELL BANKER
EUROPA REALTY

House Fréjus 147 m²



SALE PRICE : 799 000 €

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DESCRIPTION

In a particularly peaceful residential area, discover this lovely 147 m² house immaculately maintained, set on a beautiful flat plot of around 1,000 m².

Its location is a real asset: just a 5-minute walk from the beaches and an 8-minute walk from the town centre, you can enjoy a lifestyle where everything is within walking distance, with shops, bakeries, restaurants, a chemist's and other amenities nearby.

The main house features a lovely, light-filled living area with an open-plan kitchen, a separate lounge and direct access to a spacious terrace of around 60 m², ideal for making the most of sunny days.

It also features a ground-floor master bedroom suite. Upstairs, a bedroom with its own shower room and a study complete the layout. This floor has separate access via an external staircase, offering a range of possibilities: a practice for a self-employed professional, a home office, a self-contained studio or accommodation for hosting family and friends.

Adjoining the main house is a fully renovated, self-contained two-bedroom flat comprising a living room with an open-plan kitchen, two bedrooms, a shower room and a separate toilet with a washbasin. It also opens onto the terrace and is a real asset for hosting loved ones or generating rental income.

The two properties were originally connected, and it is entirely possible to merge them to create a spacious, single-storey family home, tailored to your needs.

Outside, the landscaped 1,000 m² plot features a swimming pool "Diffazur", a cellar, a large basement, a pleasant porch, lovely relaxation areas, a carport and a large parking area with space for several vehicles.

A rare property, combining peace and quiet, comfort and proximity to beaches and shops, with great potential for development thanks to its separate flat. An ideal location for a main residence, a holiday home or a project combining family life and professional activities.

For further information:
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FEATURES

Property type:	House	Area:	147.0 m²	Property tax:	€3.00
Number of rooms:	8 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 96

Greenhouse gas emissions (GHG) index: A 3

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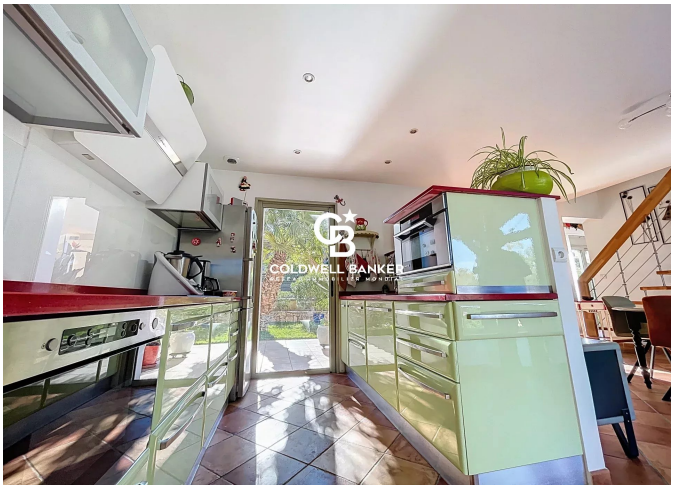
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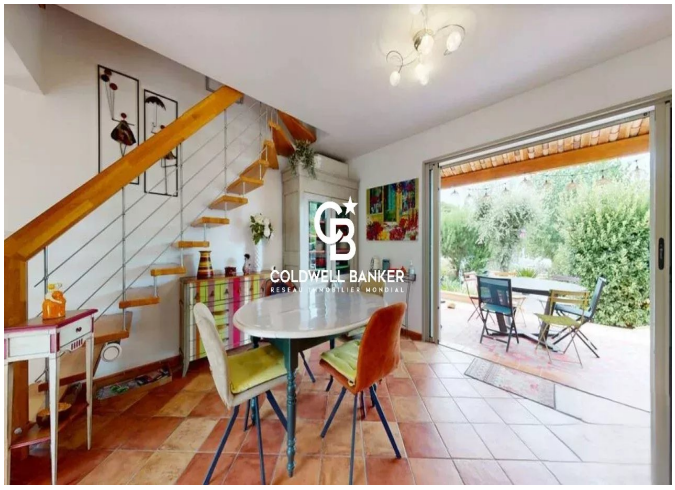
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