COLDWELL BANKER
EUROPA REALTY

House Fréjus 160 m²




SALE PRICE : 1 250 000 €

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44 Avenue du Général Leclerc
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## DESCRIPTION

Coldwell Banker is proud to present this outstanding villa of approximately 160 sqm, completely redesigned and renovated by a DPLG-certified architect, ideally located in a sought-after and peaceful residential area of Saint-Aygulf.

From the moment you enter, the property impresses with its generous volumes, abundant natural light, and refined atmosphere. The elegant dining area opens onto a beautifully appointed kitchen with a separate utility/laundry room, creating a seamless and functional living space. The spacious living room, flooded with sunlight through large openings, extends effortlessly onto the terraces and swimming pool area, offering an exceptional indoor-outdoor lifestyle.

The ground floor also features a superb master suite, providing both comfort and privacy.

Upstairs, the sleeping quarters comprise three well-proportioned bedrooms, a large family bathroom, an additional shower room, and a separate WC.

Outside, the landscaped surroundings invite relaxation around a beautiful swimming pool, the perfect setting for enjoying the Mediterranean climate. A large garage further enhances the property's appeal.

Combining high-quality renovation, elegant finishes, and a prime location just minutes from the beaches, marina, and local amenities of Saint-Aygulf, this villa is equally suited as a primary residence or an exceptional holiday home.

A rare opportunity to experience the very best of the French Riviera lifestyle in a discreet and privileged setting.

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 160.0 m² | Property tax: | €1.00 |
| Number of rooms: | 6 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 70

Greenhouse gas emissions (GHG) index: A 2

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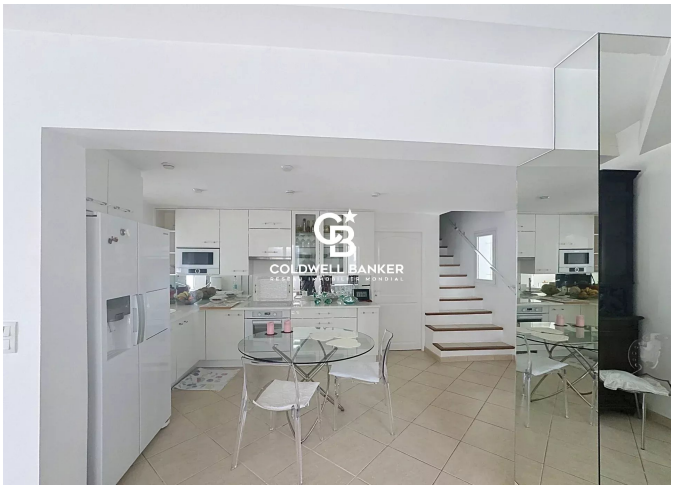







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