COLDWELL BANKER
EUROPA REALTY

House Fréjus 120 m²



SALE PRICE : 680 000 €

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196 avenue de Port Fréjus
France, 83600, Fréjus

PHONE : +33494174929
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DESCRIPTION

In one of the most sought-after areas of Fréjus, nestled in the heart of a quiet and leafy residential environment, this elegant detached property of approximately 120 sqm is set on a beautifully landscaped 750 sqm plot with a swimming pool, sheltered from view.

The house offers a harmonious and functional layout. From the moment you step inside, the generous living and dining areas impress with their natural light and welcoming atmosphere. The separate kitchen completes this reception space. A fully enclosed veranda with double glazing pleasantly extends the living areas, providing additional space that can be enjoyed all year round.

The ground floor also features a bedroom with its own private bathroom and toilet, ideal for hosting guests or ensuring optimal everyday comfort.

Upstairs, the sleeping area comprises two bedrooms with built-in storage, a shower room, and separate toilets, offering a layout perfectly suited to family living.

A motorized garage of approximately 35 sqm, along with a laundry room, completes the amenities of this property.

A discreet address, a privileged setting, and a highly desirable lifestyle environment, close to amenities and main transport routes.

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FEATURES

Property type:	House	Area:	120.0 m²	Property tax:	€2.00
Number of rooms:	5 rooms	Number of bedrooms:	3 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): C 130

Greenhouse gas emissions (GHG) index: A 4

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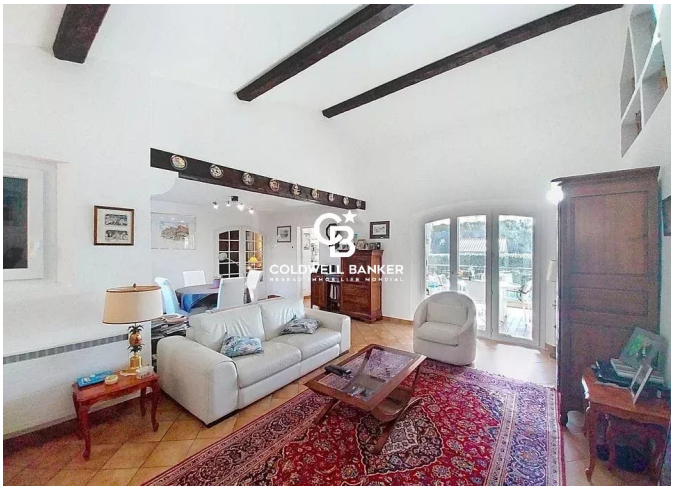

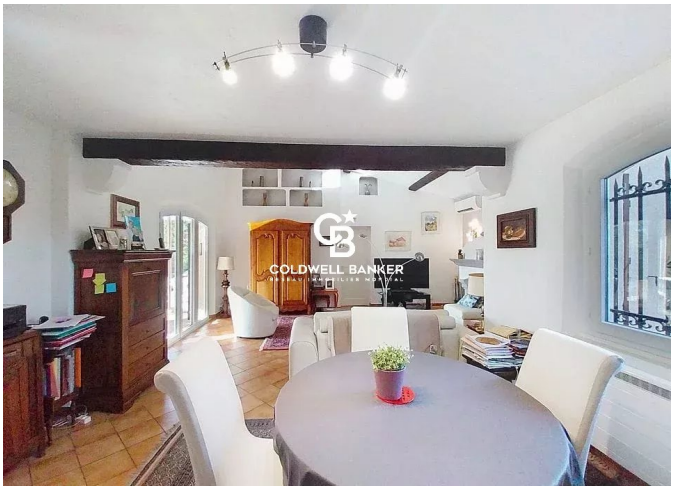

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