COLDWELL BANKER
EUROPA REALTY

House Fréjus 144 m²



SALE PRICE : 695 000 €

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196 avenue de Port Fréjus
France, 83600, Fréjus

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DESCRIPTION

Just 10 minutes by car from Fréjus Plage, in a peaceful setting with no overlooking neighbors, this beautiful 145 m² villa, in perfect condition, will charm you with its generous volumes, brightness, and high-quality features.

On one level, it offers a stunning 61 m² light-filled living room with a cathedral ceiling providing exceptional volume, a fully equipped independent kitchen of 15 m², as well as a utility room fitted out for laundry and storage. This level also includes one bedroom, a bathroom, and separate WC.

Upstairs, you will find two additional bedrooms, including a spacious 19 m² bedroom with access to a small balcony, a stylish shower room, and a second separate WC.

The property also benefits from a 46 m² basement including a garage and workshop area.

Outside, you can enjoy a beautifully landscaped garden, several terraces perfect for relaxation, and a lovely pool harmoniously integrated into its surroundings—a true haven of peace.

In summary, a turnkey home with refined features, complete amenities, and plenty of storage space.

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FEATURES

Property type:	House	Area:	144.75 m²	Property tax:	€2.00
Number of rooms:	6 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 147

Greenhouse gas emissions (GHG) index: A 4

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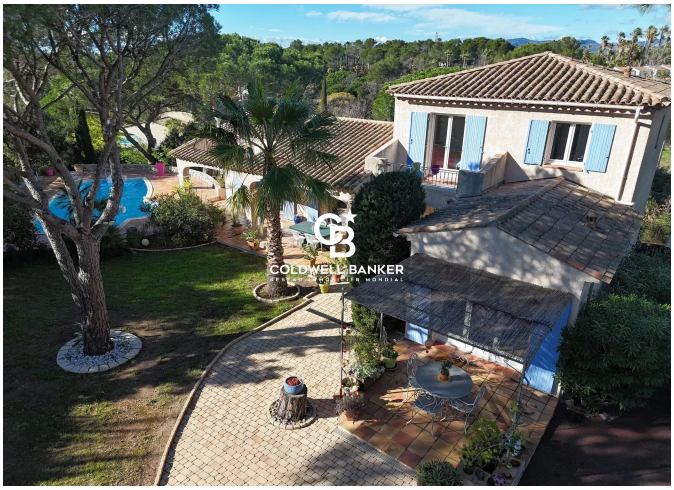



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