COLDWELL BANKER
EUROPA REALTY

House Fréjus 243 m²



SALE PRICE : 2 498 000 €

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DESCRIPTION

Coldwell Banker Global Luxury is proud to present an exceptional waterfront residence, ideally located in one of the most sought-after areas of Fréjus, just steps from the marina, sandy beaches, fine dining, and local amenities.

Offering 243 sqm (2,616 sq ft) of refined living space on a 666 sqm (7,168 sq ft) landscaped plot, this remarkable property perfectly combines Mediterranean elegance, privacy, and an unrivalled lifestyle.

Designed to provide both comfort and flexibility, the villa is currently arranged as two independent apartments, making it ideal as a prestigious family residence, a multi-generational home, or a high-yield investment property.

Garden Level – 92 sqm (990 sq ft) Three-Bedroom Apartment

Bathed in natural light, this beautifully appointed apartment opens directly onto a private landscaped garden and intimate terrace.

It features:

A fully fitted independent kitchen;
A bright living area;
Three bedrooms;
A shower room.

A peaceful and private living space, perfect for welcoming guests or enjoying complete tranquillity.

Upper Level – 133 sqm (1,431 sq ft) Four-Bedroom Apartment

The upper floor showcases a magnificent living room extending onto a spacious terrace with breathtaking panoramic views over the Mediterranean Sea.

The sleeping quarters include:

Two elegant bedroom suites, each with its own shower room and WC;
A luxurious primary suite featuring a walk-in dressing room, en-suite shower room, private WC, and direct access to the sea-view terrace;
A fourth bedroom;
An additional shower room;
A guest WC.
Additional Features

The property also benefits from:

A practical laundry room;
A private garage;
Several secure on-site parking spaces.
An Exceptional Mediterranean Lifestyle

This outstanding address offers the rare privilege of a true walk-everywhere lifestyle.

Within just a few minutes on foot, you will enjoy:

Fine sandy beaches directly opposite the property;
Port Fréjus Marina, with its elegant restaurants, cafés, boutiques, and vibrant waterfront atmosphere;
The renowned François Léotard Nature Park, a 135-hectare coastal park offering cycling paths, landscaped gardens, water sports, and numerous cultural and sporting events throughout the year.
A Rare Opportunity

With its generous living space, flexible layout, nine principal rooms, spectacular sea views, and prime location, this exceptional villa represents a unique opportunity on the French Riviera.

Whether as a prestigious primary residence, an elegant holiday home, or a premium investment with excellent rental potential, this property is certain to appeal to the most discerning buyers.

Confidential file available upon request. Private viewings by appointment only.

Laurence Golliot

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Coldwell Banker – The Excellence of Luxury Real Estate.

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FEATURES

Property type:	House	Area:	243.0 m²	Property tax:	€5.00
Number of rooms:	9 rooms				

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 115

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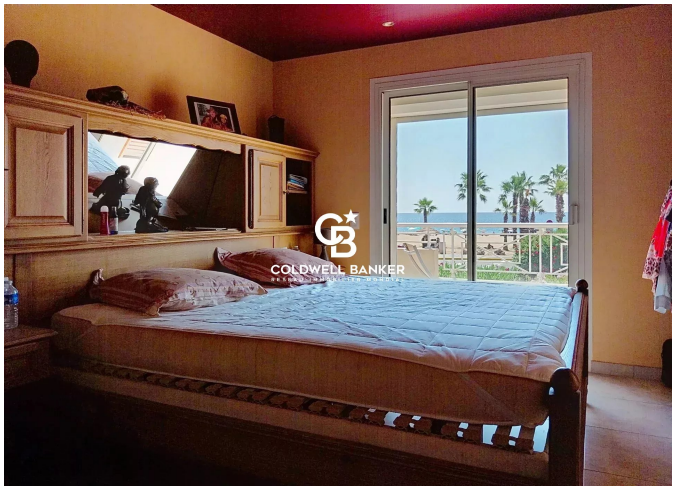

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