COLDWELL BANKER
EUROPA REALTY

House Fréjus 270 m²




SALE PRICE : 1 490 000 €

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44 Avenue du Général Leclerc
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## DESCRIPTION

In the heart of the lush vegetation and calm of Tour de Mare, discover this magnificent Provencal bastide of over 200m² on one level, in perfect condition, and its adjoining 70m² apartment, all on a plot of over 2650m².
This villa comprises a vast living/dining room of over 85m² with its fireplace, a winter lounge, a fully equipped kitchen, a large laundry room, a large dressing room, a bedroom with its 16m² shower room, a second large bedroom, a bathroom and separate toilet, a 26m² garage. On the right-hand side of the villa, you'll find an apartment comprising a living room, fitted kitchen, separate wc and, upstairs, a mezzanine, shower room and bedroom.
Outside, you'll love the large terrace, superb pool and pool house, ideal for relaxing and swimming in an idyllic, unoverlooked setting.
Sunshine, peace and quiet and generous volumes are just some of the many assets of this exceptional villa.
A small seaward escape completes this property ..

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 270.0 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): C 151

Greenhouse gas emissions (GHG) index: C 12

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