COLDWELL BANKER
EUROPA REALTY

House Fréjus 250 m²



SALE PRICE : 1 595 000 €

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DESCRIPTION

FREJUS / PUGET SUR ARGENS :This exceptional villa captivates with its brightness, tranquility, and privileged natural surroundings. A rare and peaceful retreat, perfect for nature lovers.
From the moment you enter, you will discover a spacious 67 m² living area filled with natural light, featuring a fireplace that subtly separates the TV lounge from the relaxation space.
A high-quality, fully equipped eat-in kitchen opens onto a pleasant covered terrace, ideal for enjoying convivial moments. All living areas open onto the terrace and south-facing garden.
Each space offers breathtaking views of the landscaped garden and the 12 x 5 meter swimming pool.
On this level, the villa also features a master suite — a bright and private space with a large walk-in dressing room, an en-suite bathroom, and separate toilet.
Near the entrance, there is a guest area with toilet, washbasin, and cloakroom.
Upstairs, accessed via an elegant and light-filled staircase, two additional bedrooms — one overlooking the pool, the other the garden — share a bathroom and separate toilet.
The terrace also provides access to a small office and an independent apartment comprising a living room, a bedroom, and a shower room, with its own private terrace — perfect for hosting family or guests.
A large 106 m² garage, accessible from the house, can accommodate several vehicles and is equipped with an electric charging station, as well as a technical room with a laundry area. There is also space to park more than three vehicles outside.
The fully enclosed and beautifully landscaped 4,851 m² plot is a true haven of peace. It features an automatic gate, a pétanque court, a garden shed, and direct access to the forest for long walks and bike rides.
This villa combines high-end features with excellent energy performance: underfloor heating, heat pump, reversible air conditioning, photovoltaic panels, fireplace, automatic irrigation system, fiber optic connection, alarm system, and surveillance cameras — ensuring optimal daily comfort.
The entire property is in impeccable condition and perfectly maintained.
A home that blends elegance, comfort, and nature in a prestigious and secure estate.
Prime location: just 10 minutes from shops, Saint-Raphaël and Fréjus, 20 minutes from the beaches of the French Riviera, 50 minutes from Nice Airport, and 30 minutes from Cannes.
Contact Laurence Golliot at +33 6 76 58 91 19.

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FEATURES

Property type:	House	Area:	250.0 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): B 96

Greenhouse gas emissions (GHG) index: A kg CO2/m².year 0

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