COLDWELL BANKER
EUROPA REALTY

House La Garde-Freinet 114 m²



SALE PRICE : 560 000 €

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50 avenue Etienne Gola
France, 83820, Rayol-Canadel-sur-

Mer

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stbarth.azur@coldwellbanker.fr

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DESCRIPTION

Located in the heart of the authentic village of La Garde-Freinet, this characterful property of approximately 120 m² spread over three levels with a rooftop terrace charms with its Provençal elegance subtly combined with contemporary comfort and an ideal south-facing aspect.
A rare and valuable asset is the private garage, a real privilege within the village. Direct access to the garage, laundry room and shower room with WC from the entrance hall emphasises the functional and exclusive nature of the property. The living areas offer a fully equipped open-plan kitchen, a refined dining room and a cosy lounge enhanced by a fireplace insert. The upper floor has two elegant bedrooms, an additional shower room and a separate toilet. The highlight of the property is a sumptuous south-facing terrace on the top floor, measuring approximately 25 m², a true haven of relaxation, complete with a fully equipped summer kitchen, ideal for entertaining in complete privacy. Completely renovated in 2020, the house is in impeccable condition and benefits from high-end amenities including reversible air conditioning, central heating with a heat pump, partial double glazing, a cellar, a laundry room and a private garage. Sold fully furnished and decorated, it offers a rare opportunity, ready to move into, in the heart of one of the most sought-after villages in the Gulf of Saint-Tropez.

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FEATURES

Property type:	House	Area:	114.0 m²	Property tax:	€902.00
Number of rooms:	4 rooms	Number of bedrooms:	2 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 86

Greenhouse gas emissions (GHG) index: A 3

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