COLDWELL BANKER
EUROPA REALTY

House La Garde-Freinet 620 m²



SALE PRICE : 3 750 000 €

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50 avenue Etienne Gola
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DESCRIPTION

A rare place, almost untouched by time...
Here, nature, space, and potential come together to create an exceptional living environment.
Set on nearly 4 hectares (10 acres) of land comprising vegetable gardens, woodland, and natural terraces, this remarkable estate offers over 600 m² (6,450 sq ft) of living space, plus an additional 250 m² (2,690 sq ft) awaiting renovation.
Several Independent Residences
The property is made up of several buildings, each with its own distinct character:
A main residence featuring warm and inviting living spaces, a wine cellar, a master suite, and additional bedrooms.
A beautifully converted silkworm house (magnanerie) with a suite and workshop.
An adjoining house offering additional suites and living areas.
A charming former sheepfold (bergerie).
An additional independent house.
An Authentic and Preserved Environment
A natural spring (artesian well), a borehole, and three water storage reservoirs provide valuable self-sufficiency. The property also benefits from a saltwater swimming pool with two technical rooms, all set within an unspoiled natural environment with no overlooking neighbors and no fencing, creating a true sense of freedom. Fiber-optic internet is installed.
Exceptional Potential
Numerous outbuildings, including workshops, a barn, a greenhouse, and garages, further enhance the estate. Several areas remain to be completed or renovated, offering endless possibilities for future projects. Three separate electricity meters facilitate multiple uses and occupancy options.
Comfort & Character
Wood-burning stoves, partial air conditioning, and the timeless charm of traditional architecture combine authenticity with modern comfort, while offering significant potential for value enhancement.

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FEATURES

Property type:	House	Area:	620.0 m²	Number of rooms:	16 rooms
Number of bedrooms:	9 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): E 277

Greenhouse gas emissions (GHG) index: B 10

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