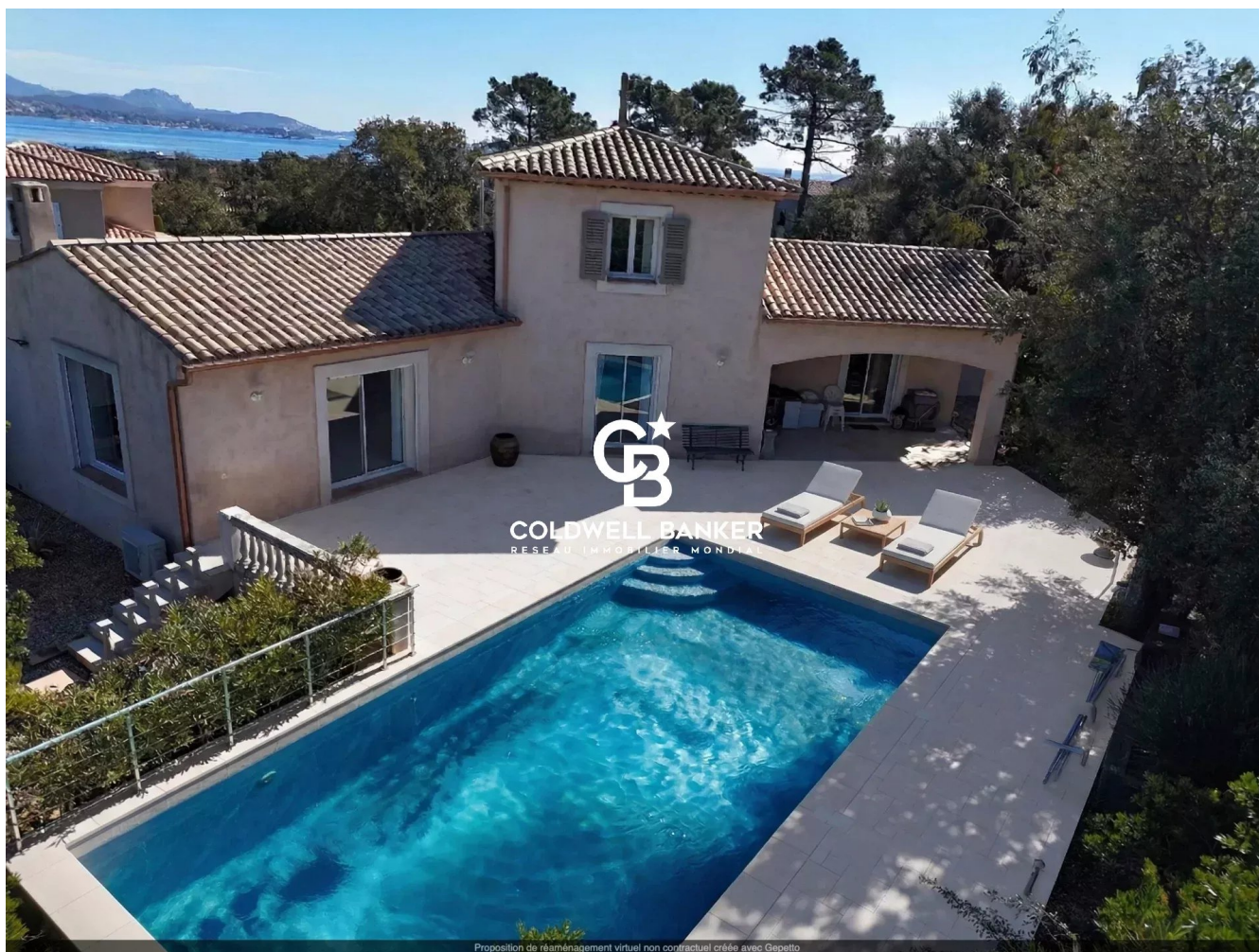


Maison Fréjus 136 m²




PRIX DE VENTE : 960 000 €

EMAIL : ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR

DESCRIPTION

Recent Villa with Pool – 160 sqm of Living Space – Sea Glimpse

Located in Saint-Aygulf, just 1.7 km from the town center and 2 km from the beaches, this well-maintained villa offers an ideal living environment combining comfort, modernity, and Mediterranean lifestyle.

Only 25 minutes from Saint-Tropez, the property enjoys a  and privileged setting, with dual exposure (South-West / North-East) and a pleasant sea glimpse.

Spacious and Bright Living Areas

- Main living area: 136 sqm
- Total usable space (including extension): 160 sqm

You will love:

- A spacious 65 sqm living room, filled with natural light
- A ground-floor master suite with walk-in shower
- A 25 sqm extension (laundry room + office), easily convertible into an additional bedroom

Upstairs:

- 2 en-suite bedrooms, each with its own shower room
- One bedroom with sea view (North-East exposure)
- One bedroom with pool view (South-West exposure)

Outdoor Areas & Features

- Beautiful and welcoming terrace
- Chlorine-treated polyester swimming pool, fully renovated in 2025
- Pétanque court
- Easy-to-maintain garden

Comfort & Amenities

- Reversible air conditioning (installed in 2022)
- Wood-burning fireplace
- Electric roller shutters
- Fiber optic internet
- Electric gate
- Large motorized garage with workshop space and EV charging point
- House built over a crawl space
- Several parking spaces
- Land Area : 1040m²

Key Highlights

- ▣ Dual exposure
- ▣ Sea glimpse
- ▣ 3 en-suite bedrooms
- ▣ Convertible extension
- ▣ Close to beaches and town center
- ▣ Modern, turnkey condition
- ▣ No renovation needed

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	136.0 m ²	Taxe foncière :	€2.00
NB de pièces :	5 rooms	NB de chambres :	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

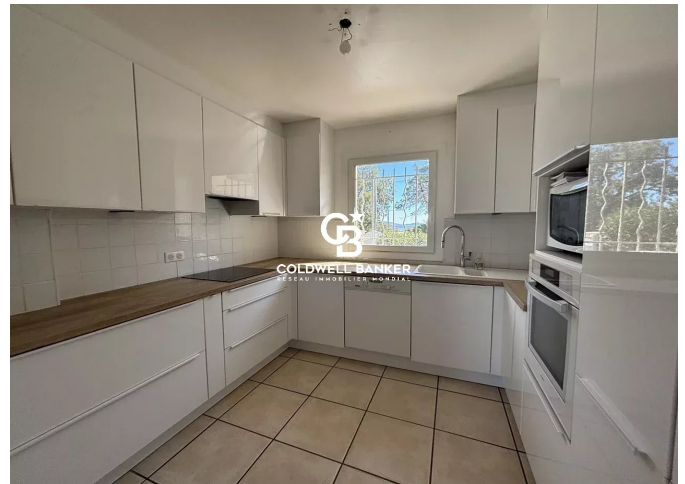
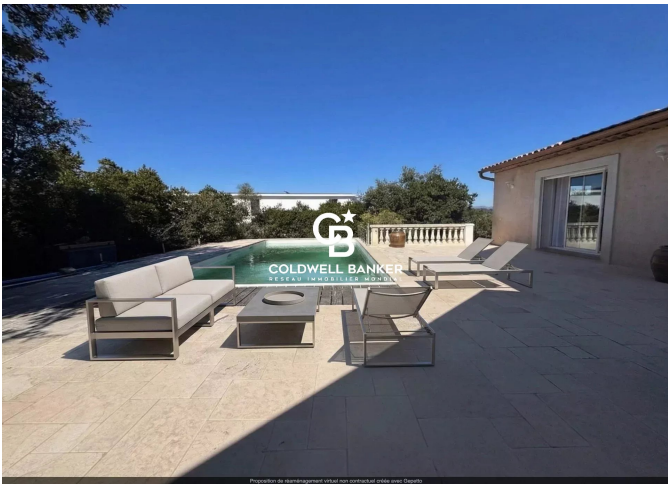
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 136

Indice d'émission de gaz à effet de serre (GES) : B 6



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