

Maison Fréjus 160 m²



PRIX DE VENTE : 1 315 000 €

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DESCRIPTION

Coldwell Banker is proud to present this outstanding villa of approximately 160 sqm, completely redesigned and renovated by a DPLG-certified architect, ideally located in a sought-after and peaceful residential area of Saint-Aygulf.

From the moment you enter, the property impresses with its generous volumes, abundant natural light, and refined atmosphere. The elegant dining area opens onto a beautifully appointed kitchen with a separate utility/laundry room, creating a seamless and functional living space. The spacious living room, flooded with sunlight through large openings, extends effortlessly onto the terraces and swimming pool area, offering an exceptional indoor-outdoor lifestyle.

The ground floor also features a superb master suite, providing both comfort and privacy.

Upstairs, the sleeping quarters comprise three well-proportioned bedrooms, a large family bathroom, an additional shower room, and a separate WC.

Outside, the landscaped surroundings invite relaxation around a beautiful swimming pool, the perfect setting for enjoying the Mediterranean climate. A large garage further enhances the property's appeal.

Combining high-quality renovation, elegant finishes, and a prime location just minutes from the beaches, marina, and local amenities of Saint-Aygulf, this villa is equally suited as a primary residence or an exceptional holiday home.

A rare opportunity to experience the very best of the French Riviera lifestyle in a discreet and privileged setting.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	160.0 m ²	Taxe foncière :	€1.00
NB de pièces :	6 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

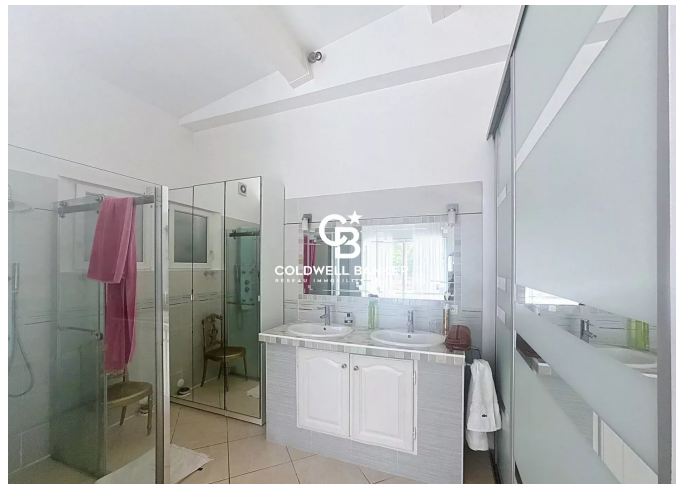
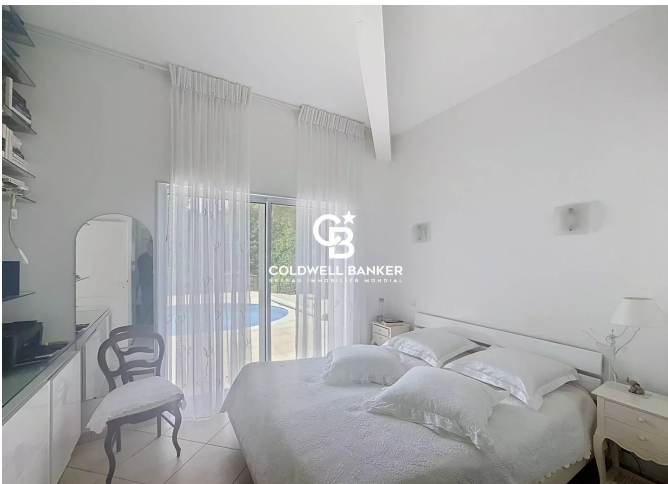
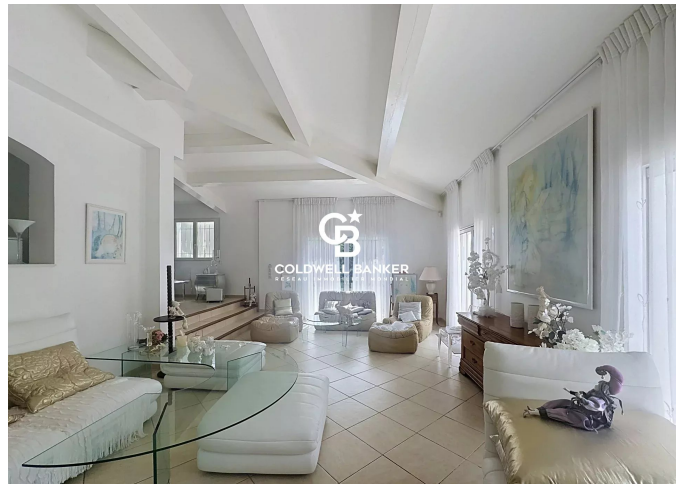
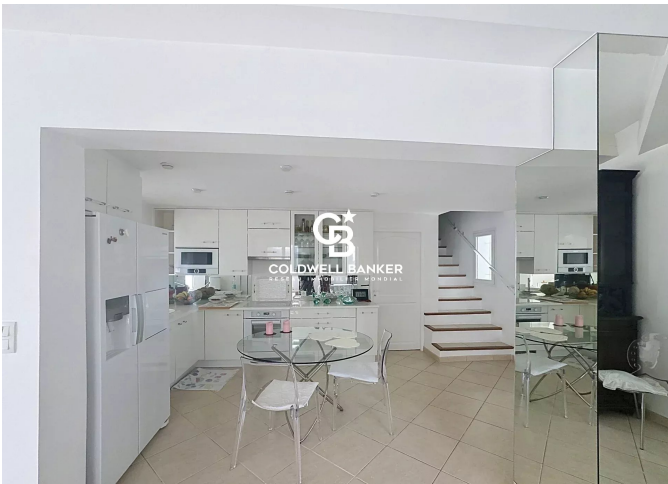
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 70

Indice d'émission de gaz à effet de serre (GES) : A 2



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